Department of Planning and Budget
2026 General Assembly Session
State Fiscal Impact Statement

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Bill Number: HB379 **Patron:** Bennett-Parker
Bill Title: Virginia Residential Landlord and Tenant Act; application; notice, deposit, fee, and additional information.

Bill Summary: Provides that, prior to requesting or collecting any payment or information about a prospective tenant, a landlord shall first notify the prospective tenant in writing or by posting in a manner accessible to a prospective tenant certain information relating to the rental application process. The bill provides that a landlord shall use the information contained in an application to evaluate an applicant for eligibility for all dwelling units that the landlord owns in the Commonwealth, and if a landlord fails to review an application for any reason, the landlord shall refund any application fee paid by or on behalf of the applicant. The bill also provides that if a landlord takes adverse action against an applicant as defined in the bill, the landlord shall provide the applicant with a written notice stating the reasons for the adverse action and a copy of any consumer reports on which the landlord relied in whole or in part in making his determination.

Budget Amendment Necessary: **No.** **Items Impacted:** **N/A**

Explanation: This bill involves the Department of Housing and Community Development (DHCD) and the Courts; however, no budget action is required. See Fiscal Analysis section, below.

Fiscal Summary: It is anticipated that any state fiscal impact that may result from this bill to DHCD can be absorbed within existing resources. Any fiscal impact that may result from this bill to the Courts is indeterminate.

Fiscal Analysis: DHCD has no oversight or administrative obligations regarding the Virginia Residential Landlord and Tenant Act. The department does update and publish on its website the Landlord Tenant Handbook. Any legislative changes made to the Act will be updated, but the department can do so using current resources.

Any impact to the Courts as a result of this bill is indeterminate, as it depends on the number of parties that pursue damages. Cumulatively, this bill and similar proposed legislation may result in a nonabsorbable impact to the Courts.

Other: None.