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

**PUBLISHED: 1/23/2026 10:04 AM** **ORIGINAL**

**Bill Number:** HB616 **Patron:** Anthony
**Bill Title:** Department of Housing and Community Development; Virginia Residential Landlord and Tenant Act; tenant records.

**Bill Summary:** Requires a landlord, upon written request by a tenant, to within 10 business days provide such tenant a statement containing all fees, credits, and payments incurred by the tenant over the duration of the tenancy or the past 12 months, whichever is shorter, provided that the rent payment for the dwelling unit incorporates payment for one or more utility charges, including electricity, gas, water, sewer, trash, or other utilities and services. The bill specifies that such statement shall itemize separately rent and the cost of each utility and that the landlord is only obligated to provide such written statement if the landlord owns fewer than four rental dwelling units or less than a 10 percent interest in more than four rental dwelling units, whether individually or through a business entity, in the Commonwealth unless the landlord receives any state or local rental or utility assistance funds on behalf of the tenant. The bill additionally directs the Department of Housing and Community Development to develop a standardized printable template for the landlord to provide the tenant such written statement.

**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:** This impact statement is preliminary. It is anticipated that the Department of Housing and Community Development can absorb any costs associated with the implementation of this bill.

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.