

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

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**PUBLISHED: 1/23/2026 10:08 AM**

**ORIGINAL**

**Bill Number:** SB290

**Patron:** Aird

**Bill Title:** Virginia Residential Landlord and Tenant Act; enforcement by localities.

**Bill Summary:** Provides that if a condition exists in a dwelling unit that constitutes a material noncompliance by the landlord with the rental agreement or with any provision of law that, if not remedied within a reasonable time frame, constitutes a fire hazard or serious threat to the life, health, or safety of a tenant or occupant of the premises, a locality may institute an action on behalf of any tenant or occupant of the premises who is injured by such material noncompliance for injunction and damages to enforce the landlord's duty to maintain the dwelling unit in a fit and habitable condition, provided that (i) the premises where the violation occurred is within the jurisdictional boundaries of the locality and (ii) the locality has notified the landlord who owns the premises, either directly or through the managing agent, of the nature of the violation and the landlord has failed to remedy the violation to the satisfaction of the locality within a reasonable time after receiving such notice.

**Budget Amendment Necessary:** No.

**Items Impacted:** N/A

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

**Fiscal Summary:** No state fiscal impact.

**Fiscal Analysis:** This impact statement is preliminary. The Department of Housing and Community Development anticipates no fiscal impact as a result of this bill.

**Other:** None.