

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

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ORIGINAL

Bill Number: HB1005

Patron: Tran

Bill Title: Virginia Residential Landlord and Tenant Act; rental payment methods; prohibited fees.

Bill Summary: Requires landlords subject to the Virginia Residential Landlord and Tenant Act to accept payment of periodic rent and any security deposit by any lawful means, including check, electronic funds transfer, debit or credit card, cash, and money order. The bill also removes the provision requiring the tenant to request a written receipt after paying in the form of cash or money order and requires the landlord to provide such written receipt as a matter of law. Finally, the bill prohibits landlords from requiring a tenant to pay any fee for the maintenance or repair of any unit subject to such rental agreement unless necessitated by the tenant's violation of a requirement of the Act. Under current law such prohibition applies only if the landlord is a public housing authority.

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.