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

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Bill Number: SB294 **Patron:** Aird
Bill Title: Virginia Residential Landlord and Tenant Act; tenant records; submetering, energy allocation, and ratio utility billing systems.

Bill Summary: Requires a landlord to provide a tenant with tenant records and a written statement identifying all debits and credits incurred by the tenant when serving the tenant with written notice of termination of the rental agreement due to the tenant's material noncompliance with the terms of the agreement or certain violations materially affecting health and safety. If the rental agreement provides for use of submetering equipment, energy allocation equipment, or a ratio utility billing system, the landlord shall identify debits and credits incurred by the tenant for energy and utility bills and any permitted additional charges. The bill requires the owner of any residential building to maintain adequate records indicating how tenant monthly energy and utility billing fees are calculated and including a history of billing fee payments for each tenant over the duration of the tenancy or the past 12 months, whichever is shorter. Such records shall be made available to the tenant upon request. Finally, the bill removes a provision allowing for the collection of fees when a tenant requests such records.

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.