

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

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**ORIGINAL**

**Bill Number:** SB313

**Patron:** Ebbin

**Bill Title:** Virginia Residential Landlord and Tenant Act; prohibited provisions; fees for maintenance and periodic payments.

**Bill Summary:** Prohibits landlords subject to the Virginia Residential Landlord and Tenant Act from requiring a tenant to pay any fee for the maintenance or repair of any dwelling unit unless the repair is necessitated by the tenant's violation of a requirement of the Act. Under current law, only landlords who are public housing authorities are prohibited from charging a tenant any fee for the maintenance or repair of any dwelling unit unless the repair is necessitated by the tenant's action or omission. The bill additionally prohibits all landlords subject to the Act from requiring a tenant to pay a fee to submit periodic rent payments or other amounts due, regardless of the method of payment.

**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.