

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

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ORIGINAL

Bill Number: HB1325 **Patron:** Maldonado
Bill Title: Manufactured Home Lot Rental Act; landlord obligations.

Bill Summary: Requires a landlord to provide a copy of any written rental agreement and the statement of tenant rights and responsibilities within 10 business days of the effective date of the written rental agreement; current law requires a landlord to provide such copies within one month of such effective date. The bill outlines required notice language regarding flood insurance to be included by the landlord in the rental agreement and provides that failures of the landlord to provide notice shall not affect the validity of the rental agreement. The bill also requires a fee disclosure statement to be provided on the first page of the written rental agreement under the Manufactured Home Lot Rental Act. The bill applies to rental agreements that are entered into, extended, or renewed on or after July 1, 2026.

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: The Department of Housing and Community Development has no oversight or administrative obligations regarding the Manufactured Home Lot Rental Act. The department does update and publish on its website the Virginia Manufactured Home Lot Rental Act. 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.