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

PUBLISHED: 1/26/2026 1:30 PM **ORIGINAL**

Bill Number: HB1361 **Patron:** Maldonado
Bill Title: Virginia Residential Landlord and Tenant Act; civil action for unlawful detainer; termination notice.

Bill Summary: Provides that no landlord shall file or maintain an action for unlawful detainer against a tenant unless such landlord has provided the tenant with a proper and effective notice of termination. The bill provides that no notice of termination shall be deemed proper or effective unless it contains a written statement of charges and payments over the course of the tenancy or the past 12 months, whichever is shorter, and other certain fees and charges that may be due and owing under the rental agreement.

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.

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.