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

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Bill Number: HB1415 **Patron:** Schmidt
Bill Title: Virginia Housing Development Authority; homeowner's insurance; Virginia Residential Landlord Tenant Act; companion animals and certain pets.

Bill Summary: Requires any housing development provided a mortgage loan by the Virginia Housing Development Authority to authorize occupants to own or otherwise maintain at least one companion animal within the occupant's dwelling unit. The bill prohibits insurers from inquiring, refusing to issue, canceling, refusing to renew, or increasing a rate of any homeowner's insurance policy based on the breed or mixture of breed of any dog that is present, maintained, or kept at the property. Finally, the bill requires any landlord subject to the Virginia Residential Landlord Tenant Act to provide a disclosure with any application for a rental agreement containing a written copy of any terms and conditions of the rental agreement regarding an applicant's ability to own or otherwise maintain a companion animal within the dwelling unit. If such landlord maintains a website regarding the property, such terms and conditions shall additionally be published to such website.

Budget Amendment Necessary: **No.** **Items Impacted:** **N/A.**

Explanation: This bill involves the Department of Housing and Community Development (DHCD) and the Virginia Housing Development Authority; 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.

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. The Virginia Housing Development Authority is a political subdivision; no fiscal impact is anticipated.

Other: None.