

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

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ORIGINAL

Bill Number: HB1093H1

Patron: Hernandez

Bill Title: Virginia Residential Landlord and Tenant Act; landlord remedies; tenant's right of redemption; attorney fees.

Bill Summary: Limits attorney fees to \$100 when, prior to the initial court date on an action for unlawful detainer, a tenant makes full payment of all money due, including (i) rent due as of the date of payment; (ii) late fees authorized by law and agreed to in the rental agreement; (iii) any damages; and (iv) court costs, and requires dismissal of the unlawful detainer action upon such 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.