

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

PUBLISHED: 2/6/2026 8:59 AM

ORIGINAL

Bill Number: SB294S1

Patron: Aird

Bill Title: Virginia Residential Landlord and Tenant Act; tenant records; submetering, energy allocation, and ratio utility billing systems.

Bill Summary: Requires a landlord to include with a notice of termination for nonpayment of rent a written statement of the tenant's charges and payments for the tenancy or the preceding 12 months, including utility-related debits and credits where submetering, energy allocation, or ratio utility billing systems are used. The bill also requires residential building owners to maintain and make available records explaining how tenant utility charges are calculated and reflecting recent billing payment history, removes the authority to charge tenants a fee for copying such records, and requires courts to receive and enter a proper termination notice into evidence before issuing an order of possession or judgment in an unlawful detainer action.

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.