

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

PUBLISHED: 2/11/2026 2:52 PM

ORIGINAL

Bill Number: HB379H1

Patron: Bennett-Parker

Bill Title: Virginia Residential Landlord and Tenant Act; application; notice, deposit, fee, and additional information.

Bill Summary: Requires landlords to provide specified written disclosures before requesting application payments or information; limits application fees to actual third-party screening costs; requires refund of fees if an application is not reviewed; modifies refund calculations and timelines; requires landlords to evaluate applicants for all comparable units owned in the Commonwealth; permits updated applications without additional fee within 60 days; removes prior statutory fee caps; and expands remedies available to applicants for noncompliance, including recovery of actual damages, fees, court costs, and attorney fees.

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.