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

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Bill Number: HB1415H1 **Patron:** Schmidt
Bill Title: Virginia Housing Development Authority; homeowner's insurance; Virginia Residential Landlord Tenant Act; companion animals and certain pets.

Bill Summary: Creates a new requirement that any multifamily residential housing development receiving public funds under Title 36 must allow each occupant to maintain at least one common household pet within the dwelling unit, subject to reasonable health and safety policies. Such developments may not impose breed-based restrictions, prohibit mixed breeds, or establish weight limits of less than 65 pounds per animal, and may not adopt policies that effectively ban at least one common household pet. The bill defines "common household pet" and excludes reptiles other than turtles. The bill also requires landlords to provide, with any rental application, a written disclosure of all terms and conditions related to pet ownership in the dwelling unit, including restrictions, fees, deposits, insurance, and other requirements, and to publish such terms on a website if one is maintained. The bill is not effective unless reenacted by the 2027 Session of the General Assembly.

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

Explanation: This bill involves the Department of Housing and Community Development (DHCD), the Courts, and the Virginia Housing Development Authority; however, no budget action is required.

Fiscal Summary: The fiscal impact of this bill depends on whether it is reenacted in a future Session of the General Assembly. If reenacted, it is anticipated that any state fiscal impact to DHCD resulting from this bill 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.

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.

The Virginia Housing Development Authority is a political subdivision and receives no state appropriation.

Other: None.