

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

PUBLISHED: 2/27/2026 1:57 PM

ORIGINAL

Bill Number: SB273ER

Patron: Locke

Bill Title: Virginia Residential Landlord and Tenant Act; Eviction Diversion Program; eligibility.

Bill Summary: This enrolled bill alters eligibility requirements for a tenant to participate in the Eviction Diversion Program. The bill additionally requires any general district court of the Commonwealth that implements the Program to provide information about the Program, including eligibility criteria, with any summons for unlawful detainer.

Budget Amendment Necessary: No

Items Impacted: N/A

Explanation: See Fiscal Analysis below.

Fiscal Summary: It is anticipated that any costs DHCD may incur can be absorbed within existing resources. According to the Office of the Executive Secretary (OES) of the Supreme Court of Virginia, there is no fiscal impact.

Fiscal Analysis: It is anticipated that the Department of Housing and Community Development can absorb any costs associated with the implementation of this bill. Any unanticipated costs that may arise from the bill on the Courts are expected to be absorbable with existing resources.

Other: None.