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

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Bill Number: HB379S1 **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 to prospective tenants before requesting application payments or applicant information, including application fee amounts, refundability, tenant selection criteria, automatic denial criteria, additional denial criteria, and information regarding consumer credit reports. The bill reorganizes provisions governing rental application deposits, applicant information, application fees, and mitigation of credit issues for victims of family abuse by renumbering existing subsections. The bill also updates a statutory cross-reference in the Virginia Fair Housing Law to reflect the renumbering of the relevant subsection in the Virginia Residential Landlord and Tenant Act. The bill becomes effective January 1, 2027.

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.