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

PUBLISHED: 3/6/2026 10:39 AM **ORIGINAL**

Bill Number: HB1005S1 **Patron:** Tran
Bill Title: Virginia Residential Landlord and Tenant Act; rental payment methods; prohibited fees.

Bill Summary: Amends provisions of the Virginia Residential Landlord and Tenant Act by modifying rules governing rent payment processing fees and maintenance charges in rental agreements. The bill replaces an existing prohibition on payment processing fees with a provision allowing landlords to require tenants to pay fees for credit card, debit card, or electronic payments only up to the landlord's actual third-party processing costs. The bill also expands a prohibition on charging tenants fees for maintenance or repair of a dwelling unit, currently applicable only to public housing authorities, to apply to all landlords unless the repair is necessitated by the tenant's actions or omissions.

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.