

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

PUBLISHED: 3/11/2026 10:38 AM

ORIGINAL

Bill Number: SB803 ER

Patron: Deeds

Bill Title: Virginia Fair Housing Law; regulations defining terms related to unlawful conduct.

Bill Summary: Directs the Fair Housing Board to promulgate regulations defining certain terms related to unlawful conduct under the Virginia Fair Housing Law within 280 days of enactment.

Budget Amendment Necessary: No

Items Impacted: None

Explanation: This bill involves the Department of Professional and Occupational Regulation (DPOR); however, no budget action is needed.

Fiscal Summary: It is anticipated that any fiscal impact to DPOR can be absorbed within existing appropriation.

Fiscal Analysis: This bill directs DPOR's Fair Housing Board to define "quid pro quo harassment," "hostile environment harassment," "prohibited interference," "coercion," and "intimidation conduct" through regulations consistent with analogous federal regulations.

This bill may increase the case load for the Fair Housing Board, however DPOR anticipates that any impact can be absorbed within existing appropriation.

Additionally, while the bill does not require action by the Real Estate Board, they may choose to communicate this change to regulant members or incorporate it into updated guidance. It is anticipated that any actions by the Real Estate Board can be completed through regularly scheduled meetings with existing resources.

Other: None.