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

PUBLISHED: 3/31/2026 2:25 PM **ORIGINAL**

Bill Number: HB845ER **Patron:** Cousins
Bill Title: Unlawful detainer; bifurcation of case; contested rent and damages.

Bill Summary: Provides that, at an initial hearing on an unlawful detainer, if the defendant contests the amount of rent and damages alleged to be due and owing to the plaintiff, the court shall not bifurcate the unlawful detainer case. Under current law, at the initial hearing, upon request of the plaintiff, the court is required to bifurcate the unlawful detainer case and set a continuance date no later than 120 days from the date of the initial hearing to determine final rent and damages.

Budget Amendment Necessary: No **Items Impacted:** None
Explanation: There is no anticipated fiscal impact from the bill.

Fiscal Summary: According to the Office of the Executive Secretary (OES) of the Supreme Court of Virginia, there is no anticipated fiscal impact from the bill on the agency.

Fiscal Analysis: Any unanticipated costs that may arise from the bill are expected to be absorbable with existing resources.

Other: None.