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

PUBLISHED: 4/1/2026 9:51 AM **ORIGINAL**

Bill Number: SB294ER **Patron:** Aird
Bill Title: Virginia Residential Landlord and Tenant Act; tenant records; submetering, energy allocation, and ratio utility billing systems.

Bill Summary: Requires landlords to provide tenants with a written statement of charges and payments when issuing a termination notice for nonpayment of rent and requires landlords using certain utility billing systems to maintain records describing billing calculations and payment histories. The bill also requires courts to enter a termination notice into evidence before issuing an order of possession or judgment in an unlawful detainer action and provides that landlords may not file or maintain such actions for residential lease violations without first providing a proper termination notice. The bill becomes effective July 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.