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

**PUBLISHED: 4/1/2026 10:02 AM** **ORIGINAL**

**Bill Number:** HB1361ER **Patron:** Maldonado
**Bill Title:** Virginia Residential Landlord and Tenant Act; civil action for unlawful detainer; termination notice.

**Bill Summary:** The bill amends provisions governing unlawful detainer proceedings and residential landlord notice requirements. It prohibits courts from entering an order of possession or judgment in favor of a landlord unless a proper termination notice has been presented and entered into evidence, and prohibits landlords from filing or maintaining unlawful detainer actions for alleged lease violations without first providing a proper termination notice. The bill requires that notices of termination for nonpayment of rent include a written statement of charges and payments, including specified utility-related charges where applicable. It also expands required landlord recordkeeping related to utility billing systems and removes authority for landlords to charge tenants for copying such records. 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.

**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.