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

PUBLISHED: 4/1/2026 10:03 AM **ORIGINAL**

Bill Number: HB1325ER **Patron:** Maldonado
Bill Title: Manufactured Home Lot Rental Act; landlord obligations.

Bill Summary: Requires landlords to include a specified flood-insurance disclosure statement in rental agreements and allows tenants to request translation assistance for the notice. Provides that failure to disclose does not invalidate the agreement and prohibits landlords from charging a fee for translation assistance. The bill also shortens the timeframe within which landlords must provide tenants with a copy of the rental agreement and the tenant rights statement from one month to 10 business days and clarifies that the acknowledgment form pertains to rights and responsibilities under the manufactured home park chapter. The bill applies to rental agreements entered into, extended, or renewed on or after July 1, 2026.

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: The Department of Housing and Community Development has no oversight or administrative obligations regarding the Manufactured Home Lot Rental Act. The department does update and publish on its website the Virginia Manufactured Home Lot Rental Act. 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.