

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

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**ORIGINAL**

**Bill Number:** HB1005ER

**Patron:** Tran

**Bill Title:** Virginia Residential Landlord and Tenant Act; rental payment methods; prohibited fees.

**Bill Summary:** Expands tenant payment protections under the Virginia Residential Landlord and Tenant Act by requiring landlords to accept rent and security deposits by check and money order, requiring written receipts whenever rent is paid in cash or money order, and limiting payment-processing charges to a landlord's actual out-of-pocket third-party processing cost in certain cases. The bill also broadens the prohibition on landlord-imposed maintenance or repair fees from public housing authorities to all landlords, unless the charge is necessitated by the tenant's violation of a requirement of the chapter.

**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.