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

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Bill Number: HB375ER **Patron:** Krizek
Bill Title: Manufactured Home Lot Rental Act; right of first refusal; resident entities and localities.

Bill Summary: Amends the Manufactured Home Lot Rental Act to establish a right of first refusal for resident entities and localities when a manufactured home park is offered for sale. The bill requires park owners to notify tenants, the locality, and the Department of Housing and Community Development of certain sales contracts, requires the Department of Housing and Community Development to post such notices online, and establishes procedures for resident entities and localities to exercise purchase rights. The bill also requires annual tenant notifications regarding these rights, requires good-faith negotiation when resident entities make purchase offers, establishes enforcement mechanisms including civil actions and statutory damages, and requires sellers to record an affidavit of compliance with notice requirements in circuit court records. The bill repeals an existing notice-of-sale statute and replaces it with the new framework.

Budget Amendment Necessary: No. **Items Impacted: N/A**

Explanation: This bill involves the Department of Housing and Community Development 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: This estimate is final. Under current law, DHCD is required to post sale-related notices within five business days, including both a listing-stage notice and a pre-closing notice. The bill removes the separate listing-stage notice but shortens the posting requirement to three business days after receipt of a sales contract notice. It is anticipated that the fiscal impact that may result of this bill will be minimal and absorbable within existing resources.

DHCD 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. Cumulative impact of multiple absorbable

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.