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

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Bill Number: HB374ER **Patron:** Krizek
Bill Title: Manufactured Home Lot Rental Act; written rental agreement, lot rent increase prohibition, etc.

Bill Summary: Amends provisions of the Manufactured Home Lot Rental Act to revise definitions and rental agreement requirements for manufactured home parks. The bill requires landlords to include a detailed itemization of charges on the first page of written lot rental agreements and allows tenants to recover damages and attorney fees for unlisted charges. It modifies automatic renewal provisions so that tenants may decline renewal while landlords must provide advance notice of proposed changes or nonrenewal. The bill also requires written justification for certain nonrenewals. Additionally, the bill creates a new section prohibiting manufactured home community owners from increasing lot rent at renewal while unresolved local code violations affecting the community exist and authorizes tenants to recover overpayments and attorney fees if such rent increases occur.

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.

Amendments to HB30 adopted by the House include $161,000 in each year of the biennium from the general fund and language assigning these funds to DHCD to carry out the requirements of this bill.

Other: None.