

Department of Planning and Budget 2024 Session Fiscal Impact Statement

1. Bill Number: HB817

House of Origin Introduced Substitute Engrossed
Second House In Committee Substitute Enrolled

2. Patron: McClure

3. Committee: General Laws

4. Title: Virginia Residential Landlord and Tenant Act; Manufactured Home Lot Rental Act; retaliatory.

5. Summary: Adds numerous actions to the list of prohibited retaliatory actions by a landlord against a tenant under the Virginia Residential Landlord and Tenant Act and Manufactured Home Lot Rental Act and specifies actions by a tenant for which a landlord may not retaliate. The bill modifies and expands the list of actions a landlord may take without violating the prohibition on retaliation. The bill allows a tenant, when the landlord has unlawfully retaliated, to recover actual damages, court costs, and reasonable attorney fees and to assert retaliation as a defense in any action brought against him for possession.

6. Budget Amendment Necessary: No.

7. Fiscal Impact Estimates: Preliminary. See item 8.

8. Fiscal Implications: It is anticipated that any fiscal impact on the Department of Housing and Community Development as a result of this bill can be absorbed within existing resources.

The Department of Housing and Community Development has no oversight or administrative obligations regarding the Virginia Residential Landlord and Tenant Act or the Manufactured Home Lot Rental 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.

9. Specific Agency or Political Subdivisions Affected: Department of Housing and Community Development; Courts.

10. Technical Amendment Necessary: No.

11. Other Comments: None.