

Department of Planning and Budget 2024 Session Fiscal Impact Statement

1. **Bill Number:** HB957

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

2. **Patron:** Lopez

3. **Committee:** General Laws

4. **Title:** Virginia Residential Landlord and Tenant Act; tenant's assertion; condemnation of leased premises.

5. **Summary:** If the tenant gave notice to the landlord during the tenancy that the dwelling unit was in violation of certain applicable building code requirements, the landlord shall be liable to the tenant for actual damages and reasonable attorney fees. In such cases, requires the landlord to return prepaid rent, security deposit, or rent paid subsequent to the unit being condemned. The provisions of the bill do not apply if the dwelling unit was condemned through deliberate or negligent act of omission of an occupant, or if the lease was properly terminated.

6. **Budget Amendment Necessary:** No.

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

8. **Fiscal Implications:** The Department of Housing and Community Development 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.

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

10. **Technical Amendment Necessary:** No.

11. **Other Comments:** None.