

## Department of Planning and Budget 2024 Session Fiscal Impact Statement

**1. Bill Number:** HB1482

**House of Origin**     Introduced     Substitute     Engrossed

**Second House**     In Committee     Substitute     Enrolled

**2. Patron:**    Leftwich

**3. Committee:** General Laws

**4. Title:**    Virginia Residential Landlord and Tenant Act; unlawful detainer action for squatters.

**5. Summary:** Provides for an emergency hearing to occur on a summons for unlawful detainer where a person has intruded into or squatted upon the real property or rental dwelling unit without the permission of the person entitled to possession. The bill permits the property owner or landlord to seek an award of costs, attorney fees, and civil damages.

**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; local courts.

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

**11. Other Comments:** None.