

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: Passed both Houses.

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

5. Summary: Provides for an emergency hearing on a summons for unlawful detainer if filed by an owner of a residential single-family unit, and if the court finds that no rental agreement has ever existed; that the occupant has no permission of the owner; and that the owner has given the occupant a written notice to vacate at least 72 hours prior to the date of filing.

6. Budget Amendment Necessary: No.

7. Fiscal Impact Estimates: Final. 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.