

Department of Planning and Budget

2017 Fiscal Impact Statement

1. Bill Number: HB1638

House of Origin	<input checked="" type="checkbox"/> Introduced	<input type="checkbox"/> Substitute	<input type="checkbox"/> Engrossed
Second House	<input type="checkbox"/> In Committee	<input type="checkbox"/> Substitute	<input type="checkbox"/> Enrolled

2. Patron: Leftwich

3. Committee: General Laws

4. Title: Virginia Residential Landlord and Tenant Act; insurance; early termination of rental agreement.

5. Summary: This bill prohibits a landlord from requiring a tenant to agree to a waiver of subrogation for damage or renter's insurance. The bill also (i) requires a landlord to post a copy of a standard rental agreement and any addenda regularly used by the landlord on the landlord's public website, if any; (ii) allows for the early termination of a rental agreement by the surviving spouse of a decedent tenant under certain conditions; and (iii) provides that if a tenant makes a request for maintenance, the landlord is required to contact the tenant by telephone or electronic mail as provided by the tenant to arrange a time as may be mutually agreed upon by the landlord and tenant to remedy the condition for which the request for maintenance was made, unless there is a preexisting agreement between the parties to the contrary.

6. Budget Amendment Necessary: No.

7. Fiscal Impact Estimates: Preliminary.

8. Fiscal Implications: It is anticipated that this bill will not result in a state fiscal impact. 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.