

## Department of Planning and Budget 2020 Fiscal Impact Statement

**1. Bill Number:** HB1161

**House of Origin**    ☐ Introduced    ☒ Substitute    ☐ Engrossed  
**Second House**    ☐ In Committee    ☐ Substitute    ☐ Enrolled

**2. Patron:** Lopez

**3. Committee:** Committee Referral Pending

**4. Title:** Licensees engaged by landlords to lease property and Virginia Residential Landlord and Tenant Act; required disclosures; buyer to beware; lead pipes.

**5. Summary:** Requires a licensee engaged by a landlord to lease property to disclose to prospective tenants all material adverse facts pertaining to the physical condition of the property which are actually known by the licensee. If a licensee has actual knowledge of the existence of any pipe, pipe or plumbing fitting, fixture, solder, or flux that does not meet the federal Safe Drinking Water Act definition of "lead free" in a residential property, the licensee shall disclose the same to the prospective tenant. Also, advises purchasers of a residential dwelling to exercise whatever due diligence they deem necessary to determine whether the property contains any pipe, pipe or plumbing fitting, fixture, solder, or flux that does not meet the federal Safe Drinking Water Act definition of "lead free," in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event prior to settlement pursuant to such contract.

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

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

**8. Fiscal Implications:** It is anticipated that this bill will not result in a fiscal impact to the Department of Professional and Occupational Regulation and the Department of Housing and Community Development.

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

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

**11. Other Comments:** HB1342 also advises purchasers of a residential property to exercise due diligence regarding any pipe, pipe or plumbing fitting, fixture, solder, or flux that does not meet the federal Safe Drinking Water Act definition of "lead free".