

Department of Planning and Budget 2020 Fiscal Impact Statement

1. Bill Number: SB906

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: Stanley

3. Committee: General Laws and Technology

4. Title: Property; landlord and tenant; noncompliance as defense to action for possession for nonpayment of rent.

5. Summary: Removes provisions limiting the discretion of the court in actions for possession based upon nonpayment of rent and actions for rent by a landlord when the tenant is in possession. The bill simplifies the law stating only that, in such cases, a tenant may assert as a defense the landlord's violation of his duty to maintain a fit and habitable premises.

6. Budget Amendment Necessary: No.

7. Fiscal Impact Estimates: Preliminary.

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.

10. Technical Amendment Necessary: No.

11. Other Comments: None.