

Department of Planning and Budget
2020 Special Session I - Fiscal Impact Statement

1. Bill Number: HB5119

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: Jenkins

3. Committee: General Laws

4. Title: Virginia Residential Landlord and Tenant Act; temporary applicability to certain occupants of hotel.

5. Summary: Provides that, from the effective date of the bill until 90 days after the expiration or revocation of all states of emergency declared by the Governor related to the COVID-19 pandemic, (i) a person who lacks permanent shelter and who is an occupant of a hotel, motel, extended stay facility, or boardinghouse and who uses such lodging as his primary residence for at least seven consecutive days and (ii) the innkeeper or property owner of such lodging, or his agent, shall be subject to the provisions of the Virginia Residential Landlord and Tenant Act as tenant and landlord. The bill also provides that if a person lacking permanent shelter pays in advance for at least seven consecutive days of stay in such lodging, or if a third party pays for such lodging on his behalf, the provisions of the Virginia Residential Landlord and Tenant Act shall apply to the innkeeper or property owner as soon as payment is made.

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. This bill may impact the court system.

9. Specific Agency or Political Subdivisions Affected: Department of Housing and Community Development; courts.

10. Technical Amendment Necessary: No.

11. Other Comments: None.