

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

**1. Bill Number:** SB5089

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

**2. Patron:** Locke

**3. Committee:** General Laws and Technology

**4. Title:** Guests of transient lodging facilities impacted by the COVID-19 pandemic.

**5. Summary:** Suspends provisions of the Code of Virginia that allow an innkeeper or property owner of a hotel, motel, extended stay facility, vacation residential facility, boardinghouse, or similar transient lodging to evict a guest using self-help methods during the declared public health emergency related to the COVID-19 pandemic and applies the provisions of the Virginia Residential Landlord and Tenant Act to (i) a guest who uses such lodging as his primary residence for any length of time as tenant and (ii) the innkeeper or property owner of such lodging, or his agent, as landlord. The bill contains an emergency clause.

**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. No impact to the Department of Professional and Occupational Regulation is anticipated. This bill may impact the court system.

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

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

**11. Other Comments:** None.