

Department of Planning and Budget

2023 Fiscal Impact Statement

1. Bill Number: HB2082

House of Origin ☒ Introduced ☐ Substitute ☐ Engrossed

Second House ☐ In Committee ☐ Substitute ☐ Enrolled

2. Patron: Mundon King

3. Committee: General Laws

4. Title: Virginia Residential Landlord and Tenant Act; employees of the landlord; rental dwelling unit keys.

5. Summary: Requires a landlord who owns more than four rental dwelling units or more than a 10 percent interest in more than four rental dwelling units to require any applicant for employment in any position that will have access to keys, defined in the bill, to each rental dwelling unit to be subject to a pre-employment criminal history records check. The bill also provides that a landlord must establish written policies and procedure for the storage, issuance and return, and security of, access to, and, if applicable, usage and deactivation of rental dwelling unit keys and electronic key codes. The provisions of the bill do not apply to a financial institution or a real estate licensee.

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.