

Department of Planning and Budget

2023 Fiscal Impact Statement

1. Bill Number: HB2135

House of Origin ☒ Introduced ☐ Substitute ☐ Engrossed

Second House ☐ In Committee ☐ Substitute ☐ Enrolled

2. Patron: Delaney

3. Committee: General Laws

4. Title: Virginia Residential Landlord and Tenant Act; early termination of rental agreement; victims.

5. Summary: Provides that a tenant who is a victim of sexual abuse or other criminal sexual assault may terminate such tenant's obligations under a rental agreement if the tenant (i) has obtained a protective order and has given proper written notice of termination during the period of the protective order or any extension thereof or (ii) as evidence of such abuse or criminal sexual assault, has obtained (a) records or files from a federal or state agency, law-enforcement agency, or court; (b) documentation from a domestic violence or sexual assault program; or (c) documentation from a religious, medical, or other professional and has given written notice of termination. Under current law, there must be a conviction before the tenant may terminate such obligations under a rental agreement.

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.