

Department of Planning and Budget

2024 Session Fiscal Impact Statement

1. Bill Number: HB733

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: Sewell

3. Committee: Committee Referral Pending

4. Title: Virginia Residential Landlord and Tenant Act; units occupied by elderly tenants; rent stabilization.

5. Summary: Allows any locality to adopt rent stabilization provisions to prohibit any landlord, defined in the bill, from increasing the rent on any unit in which an elderly tenant, defined in the bill, resides by an amount that exceeds such locality's rent stabilization allowance. The bill defines "rent stabilization allowance" as the percentage increase in the Consumer Price Index, for the region in which the locality sits, from March in the preceding year to March in the current year, plus two percent. Finally, the bill requires any rent stabilization ordinance to include a procedure by which a landlord may apply for an exemption if the net operating income generated by the rental dwelling unit has not been maintained due to escalating operating expenses or for other appropriate reasons as established by the locality.

6. Budget Amendment Necessary: No.

7. Fiscal Impact Estimates: Preliminary. See item 8.

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.