

## **Department of Planning and Budget**

### **2024 Session Fiscal Impact Statement**

**1. Bill Number:** HB764

<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:** Delaney

**3. Committee:** Courts of Justice

**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 family abuse, 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; (c) documentation from a duly ordained, commissioned, or licensed minister of any religious denomination who provides proper proof of his credentials as outlined in the bill; or (d) documentation from a medical professional licensed by the Board of Medicine or Board of Nursing or a mental health service provider and has given written notice of termination. Under current law, there must be a family abuse protective order or a conviction before the tenant may terminate such obligations under a rental agreement.

**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.

