

## **Department of Planning and Budget**

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

**1. Bill Number:** HB996

<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:** Anthony

**3. Committee:** General Laws

**4. Title:** Department of Housing and Community Development.

**5. Summary:** Requires landlords governed by the Virginia Residential Landlord and Tenant Act or Manufactured Home Lot Rental Act to provide applicants for tenancy with (i) the amount and purpose of fees to be charged to such applicant, (ii) information that will be used to assess such applicant's eligibility for tenancy, and (iii) any criteria that may result in automatic denial of an application. The bill requires such landlords to notify applicants of certain rights protected by the federal Fair Credit Reporting Act prior to performing any background, credit, or other pre-occupancy check on such applicants. Finally, the bill requires the Director of the Department of Housing and Community Development to develop a sample notice of tenant screening criteria and a standardized statement regarding an applicant's rights protected by the federal Fair Credit Reporting Act and to make such sample notice and statement available on the Department's website.

**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 and the Manufactured Home Lot Rental 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, along with additional requirements of the bill, using current resources.

**9. Specific Agency or Political Subdivisions Affected:** Department of Housing and Community Development; Courts.

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

**11. Other Comments:** None.