



Virginia 2026 Housing / Rental Bill Impact Report

Virginia Real Estate Investors Alliance (VREIA)

Prepared for members, housing providers, tenants, legislators, and community leaders

Overview: Why These 29 Passed Bills Matter

The 2026 Virginia housing package created a major shift in the operating environment for small and mid-sized housing providers. The Alliance's working tracker identifies 29 passed/enacted rental and housing-related bills that may affect compliance, notices, court timelines, screening, rent collection, maintenance obligations, recordkeeping, local housing programs, manufactured housing, and affordable-housing development tools.

The core concern for landlords and tenants is simple: new mandates, longer timelines, additional compliance steps, legal exposure, and unrecovered losses increase the cost of operating rental housing. When the cost to provide housing rises, those costs ultimately filter through the market in the form of higher rents, tighter screening, fewer concessions, and fewer small landlords willing to remain in the rental business.

The estimated cost figures in this report use the Alliance's advocacy cost model. They are intended as a practical planning and policy-impact estimate per rental unit, not a court finding or government fiscal note. Actual costs will vary by property type, locality, tenant profile, management practices, insurance costs, court delays, and legal fees.

Unless a bill contains a special effective date, Virginia laws enacted during a regular General Assembly session generally take effect July 1 of that session year. This report uses July 1, 2026 as the default effective date unless otherwise noted.

PASSED / ENACTED
29 bills in tracker

FAILED / DID NOT PASS
11 bills in tracker

KEY RENT IMPACT
\$217/month avg. model

Part I - 29 Passed / Enacted Bills in the Alliance Tracker

1. HB4 - Affordable housing preservation; local right of first refusal for certain publicly supported housing.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$150 per unit per year; \$750 over five years
Layman overview	Localities may step into the sale process for certain subsidized or publicly supported properties to preserve affordability.
Practical impact	Landlords owning covered properties face new notice/sale process issues; tenants may see preservation of affordability but owners may face reduced flexibility and transaction costs.

2. HB14 - VRLTA enforcement by localities for materially noncompliant dwelling conditions.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$250 per unit per year; \$1,250 over five years
Layman overview	Expands local involvement in enforcing rental-condition obligations.
Practical impact	Landlords face added compliance pressure and potential enforcement costs; tenants gain another avenue to address poor conditions.

3. HB15 - Renter protections; extends certain landlord remedy/waiting periods from 5 days to 14 days.

Effective date	July 1, 2027
Estimated cost to landlord / tenant if passed through	\$1,200 per unit per year; \$6,000 over five years
Layman overview	Gives tenants more time before certain landlord remedies proceed.
Practical impact	Landlords may carry longer unpaid-rent periods; tenants get more time to cure but rent debt can grow.

4. HB95 - Payment plan requirements and limits on late fees during covered plans.

Effective date	January 1, 2027
Estimated cost to landlord / tenant if passed through	\$800 per unit per year; \$4,000 over five years
Layman overview	Requires or expands structured repayment opportunities for certain tenants.
Practical impact	Landlords wait longer to recover funds and absorb admin risk; tenants may avoid immediate eviction but remain responsible for unpaid rent.

5. HB221 - Unlawful detainer appeal bond changes for indigent parties.

Effective date	January 1, 2027
Estimated cost to landlord / tenant if passed through	\$1,000 per unit per year; \$5,000 over five years
Layman overview	Changes court appeal bond requirements in certain eviction cases.
Practical impact	Landlords may face longer nonpayment delays during appeals; tenants with limited funds gain more access to appeals.

6. HB281 - Rent-into-court requirement changes for tenant defenses.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$900 per unit per year; \$4,500 over five years
Layman overview	Let's certain tenant defenses proceed without first paying disputed rent into court.
Practical impact	Landlords may face more contested cases with unpaid balances; tenants gain easier access to habitability/noncompliance defenses.

7. HB329 - Tenant retaliation protections and remedies.

Effective date	January 1, 2027
Estimated cost to landlord / tenant if passed through	\$300 per unit per year; \$1,500 over five years
Layman overview	Expands tenant ability to claim retaliation and seek remedies.
Practical impact	Landlords must document business reasons carefully; tenants gain stronger protection when asserting legal rights.

8. HB352 - Local grant tools for affordable housing.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$200 per unit per year; \$1,000 over five years
Layman overview	Authorizes local affordable-housing performance grant programs.
Practical impact	May create local incentives and reporting requirements; tenants may benefit if supply or affordability programs expand.

9. HB374 - Manufactured home community registration and protections.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$400 per unit per year; \$2,000 over five years
Layman overview	Adds state-level registration and requirements for manufactured home communities.
Practical impact	Community owners face more regulation and compliance; residents receive additional protections and notice structure.

10. HB375 - Clarifies what may be treated as rent versus separate charges under the VRLTA.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$250 per unit per year; \$1,250 over five years
Layman overview	Narrows or clarifies treatment of rent and non-rent charges.
Practical impact	Landlords may need lease/accounting changes; tenants may receive clearer accounting and fewer bundled charges.

11. HB379 - Application/screening fee disclosures and applicant notice requirements.

Effective date	January 1, 2027
Estimated cost to landlord / tenant if passed through	\$200 per unit per year; \$1,000 over five years
Layman overview	Requires better pre-application disclosure before collecting payments or information.
Practical impact	Landlords must adjust application workflows; tenants get clearer notice before spending money on applications.

12. HB444 - Uniform Consumer Debt Default Judgments Act.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$600 per unit per year; \$3,000 over five years
Layman overview	Creates procedures affecting certain default judgments in consumer debt cases.
Practical impact	May affect collection strategy and documentation; consumers/tenants receive more procedural protections.

13. HB519 - Air conditioning as part of fit and habitable premises when landlord supplies central A/C.

Effective date	July 1, 2026
----------------	--------------

Estimated cost to landlord / tenant if passed through	\$500 per unit per year; \$2,500 over five years
Layman overview	Adds landlord-supplied central air conditioning to habitability expectations.
Practical impact	Landlords face faster repair/replacement pressure and HVAC costs; tenants receive stronger cooling-related protections.

14. HB593 - Plain-language legal resources added to unlawful detainer summonses.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$150 per unit per year; \$750 over five years
Layman overview	Adds more tenant-facing explanation to eviction paperwork.
Practical impact	Landlords may see more contested hearings; tenants better understand rights and court process.

15. HB601 - Garnishment and exempt-funds procedure changes.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$450 per unit per year; \$2,250 over five years
Layman overview	Changes how certain exempt funds are handled in garnishment.
Practical impact	Landlords/creditors may recover judgments more slowly; tenants/debtors keep exempt funds more reliably.

16. HB616 - Statement of charges/payments upon written tenant request.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$300 per unit per year; \$1,500 over five years
Layman overview	Requires landlords to provide a payment/charge statement within a defined time after request.
Practical impact	Landlords need tighter accounting systems; tenants receive clearer ledger access.

17. HB678 - Longer advance notice of rent increases for covered landlords.

Effective date	January 1, 2027
Estimated cost to landlord / tenant if passed through	\$200 per unit per year; \$1,000 over five years
Layman overview	Requires longer notice before some rent increases. 90 days.
Practical impact	Landlords lose flexibility in pricing changes; tenants receive more time to budget or move.

18. HB834 - Casualty-damage notices and reevaluation procedures.

Effective date	January 1, 2027
Estimated cost to landlord / tenant if passed through	\$150 per unit per year; \$750 over five years
Layman overview	Adds process when premises are damaged and tenant requests reevaluation.
Practical impact	Landlords must follow extra notice/review steps; tenants gain added process after casualty events.

19. HB837 - Eviction Diversion Program eligibility changes.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$900 per unit per year; \$4,500 over five years
Layman overview	Expands or modifies who can use eviction diversion.
Practical impact	Landlords may experience longer collection timelines; tenants may gain a chance to remain housed through repayment.

20. HB845 - Bifurcation in unlawful detainer cases involving contested rent/damages.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$400 per unit per year; \$2,000 over five years
Layman overview	Allows certain eviction cases to separate possession from rent/damage disputes.
Practical impact	Landlords may face split proceedings; tenants may contest money claims separately from possession issues.

21. HB848 - Escrow/rent payment rules in landlord noncompliance cases.

Effective date	January 1, 2027
Estimated cost to landlord / tenant if passed through	\$350 per unit per year; \$1,750 over five years
Layman overview	Addresses ongoing rent payments into escrow during certain noncompliance disputes.
Practical impact	Creates additional court/escrow process; tenants and landlords get a structured method for disputed rent.

22. HB928 / HB395 - Small portable plug-in solar devices; limits on landlord restrictions.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$300 per unit per year; \$1,500 over five years
Layman overview	Limits some landlord restrictions on small portable solar devices subject to conditions.
Practical impact	Landlords need safety/rules language; tenants may gain access to limited personal solar devices.

23. HB1078 - Source-of-funds/voucher-related adverse action restrictions.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$350 per unit per year; \$1,750 over five years
Layman overview	Restricts some adverse actions based on voucher/source-of-funds and certain rental-history factors.
Practical impact	Landlords may need revised screening policies; voucher tenants may gain stronger access protections.

24. SB48 - Senate companion to HB15; renter protections and longer waiting period.

Effective date	July 1, 2027
Estimated cost to landlord / tenant if passed through	\$1,200 per unit per year; \$6,000 over five years
Layman overview	Companion measure extending timing before certain landlord remedies. 14 day pay or quit
Practical impact	Same impact as HB15: longer carry time for landlords; more cure time for tenants.

25. SB273 - Senate companion to eviction diversion eligibility changes.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$900 per unit per year; \$4,500 over five years
Layman overview	Companion to HB837 on eviction diversion.
Practical impact	Same impact as HB837: more diversion process and longer timelines, with possible housing-stability benefit.

26. SB294 - Tenant/utility billing records and disclosure requirements.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$200 per unit per year; \$1,000 over five years
Layman overview	Adds recordkeeping and disclosure rules tied to tenant/utility billing records.

Practical impact	Landlords need more documentation; tenants gain more transparency.
-------------------------	--

27. SB301 - Senate companion to HB601 garnishment/exempt funds changes.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$450 per unit per year; \$2,250 over five years
Layman overview	Companion measure changing exempt-funds procedure in garnishment.
Practical impact	May slow judgment recovery for landlords/creditors; protects exempt funds for tenants/debtors.

28. SB313 / HB1005 - Limits maintenance/repair fees unless caused by tenant conduct/omission.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	\$500 per unit per year; \$2,500 over five years
Layman overview	Prohibits charging tenants for ordinary maintenance unless tenant caused the issue.
Practical impact	Landlords must absorb more routine repair costs; tenants gain protection from broad maintenance fees.

29. HB594 - Expedited/streamlined affordable housing approval tool.

Effective date	July 1, 2026
Estimated cost to landlord / tenant if passed through	Not assigned per unit per year; Not assigned over five years
Layman overview	Creates or expands pathways to streamline certain affordable-housing approvals.
Practical impact	Primarily a development/supply tool; direct rental operating cost was not assigned in the Alliance model.

Cost Summary Based on Alliance Model

For the 29 passed bills with assigned cost estimates in the Alliance model, the estimated annual cost burden is \$12,850 per rental unit, or approximately \$1,070.83 per month if fully passed through. The Alliance’s public messaging also uses an average household impact estimate of approximately \$217 per month / \$2,600 per year when modeling realistic pass-through and market effects across tenants. HB594 was added to the passed-bill tracker without an assigned cost estimate.

Additional Enacted Housing Supply / Program Bills Not Assigned a Cost in the Matrix

HB164 / SB328: Removes prior caps on certain locality homeownership and workforce-housing grants for public/local employees. Primarily a local housing assistance tool; no direct per-unit rental cost assigned.

HB806: Expands industrial development authority financing authority for affordable housing. Financing/supply tool; no direct per-unit rental cost assigned.

HB867 / SB74: Allows localities to adopt affordable dwelling unit programs through zoning authority. Local affordable-housing/zoning tool; may affect development economics but no direct operating cost assigned.

HB888: Parking reform; caps or reduces certain minimum off-street parking requirements in designated areas. May reduce development cost in some locations; no direct operating cost assigned.

SB531: Statewide ADU/accessory dwelling unit reform; delayed effective date reported as 2027. May affect housing supply and local zoning; no direct operating cost assigned.

HB1279 / SB388: Faith in Housing / by-right affordable housing on religious/nonprofit land; amendments approved. Supply-side zoning tool; no direct per-unit rental operating cost assigned.

Part II - 11 Bills / Proposals from Original 40-Bill Tracker That Failed, Were Continued, or Were Removed from Final Enacted Cost Matrix

1. **HB1093** - Landlord remedies / attorney fee cap. Failed; did not become law.
2. **HB10** - Statewide split land-value tax expansion. Failed.
3. **HB611** - Accessory dwelling unit House bill companion; did not become the enacted vehicle after SB531 moved forward.
4. **HB816** - Housing Near Jobs / by-right multifamily in commercial zones. Failed on Senate floor.
5. **SB454** - Senate companion to HB816; referred back and left in committee.
6. **SB717** - Transit-oriented housing overlay districts / by-right multifamily near transit. Continued to 2027.
7. **SB30 item** - Budget/housing trust fund proposal tracked with housing package; did not become a separate enacted housing bill in the tracker.
8. **HB418** - Affordable housing / local program proposal incorporated or not enacted as a standalone bill in the final tracker.
9. **HB801** - Affordable housing / local program proposal incorporated or not enacted as a standalone bill in the final tracker.
10. **HB994** - Rental housing compliance/inspection-related proposal tracked during session; did not become part of the final enacted cost matrix.
11. **HB968** - Related housing/government process proposal tracked during session; did not become part of the final enacted rental cost matrix.

Join and Support the Alliance

The Virginia Real Estate Investors Alliance exists to be the voice for all real estate investors, small landlords, housing providers, private lenders, and citizens who believe that property rights and housing affordability are connected.

The 2026 session shows why the Alliance matters. One bill may not destroy affordability by itself, but bill after bill, mandate after mandate, and cost after cost can change the entire rental housing market. Without an organized voice, small housing providers are often left reacting after the law has already changed.

Please join VREIA, become a paid member, share these reports, invite other investors, and help us build the statewide voice needed to educate legislators, protect rental housing, and keep Virginia housing available and sustainable.

Join, donate, sponsor, and learn more at VREIA.ORG.

Sources and Notes

- Virginia Legislative Information System (LIS), bill pages for 2026 Regular Session bills listed in this report.
- Governor of Virginia, April 8, 2026 release: Governor Spanberger signs additional bills addressing housing, healthcare, and utility costs.
- Virginia Code and General Assembly guidance: laws passed during a regular session generally take effect July 1 unless otherwise specified.
- Virginia Association of Counties reporting on HB816/SB454 and SB717 final disposition.
- Housing Forward Virginia, Virginia Housing Alliance, and related public housing legislative updates for signed supply-side housing bills.
- Alliance cost estimates are internal advocacy estimates prepared for policy communication and member planning; they are not official fiscal impact statements.

Disclaimer: This document is for educational and advocacy purposes only. It is not legal advice. Housing providers should consult qualified Virginia counsel before changing lease forms, notices, screening practices, rent collection procedures, or court filings.