

2026 Limiting Certain Fees in Residential Rental Agreements Bill Study

Study Plan

This document is a guideline; study plans are subject to changes as needed. Materials will be provided to members to aid discussion. Staff study actions are based in part on legislators' input and public discussions during initial bill hearings.

During the 2026 General Assembly Session, the Senate General Laws and Technology Committee and House Subcommittee on Housing/Consumer Protection recommended [SB 349 \(VanValkenburg\)](#) and [HB 1409 \(Schmidt\)](#) be sent to the Commission for further study. Staff will conduct research and produce materials, including any recommendations, to guide workgroup discussions. The workgroup will discuss policy options and recommend provisions for consideration by the full Commission. Staff will work with workgroup members and DLS to draft legislation to be voted on at the final full Commission meeting.

Staff Study Actions:

- Examine and evaluate the use of permitted maintenance agreements in residential rental agreements ([HB 1409](#)).
- Determine if other states statutorily address the shifting of maintenance duties ([HB 1409](#)).
- Study national trends in rental pricing and impacts to tenants.
- Update survey of standard lease agreements across different regions in the Commonwealth ([HB 1409](#), [SB 349](#)), focusing on ancillary fees and notable trends in rental prices.
- Conduct a comparative review of laws in other states and assess impact ([HB 1409](#), [SB 349](#)).
- Estimate the potential for increased rent by identifying existing case studies, conducting interviews, receiving stakeholder input etc. ([HB 1409](#), [SB 349](#)).
- Investigate distinctions between different fees as defined in other states ([SB 349](#)).
- Assess the impact of prohibiting owners from billing for utilities supplied directly to tenants ([HB 1409](#), [SB 349](#)).

Workgroup Actions:

- Discuss policy options and provide recommendations for consideration by the full Commission.
- Work with staff to draft potential language for consideration at the final full Commission meeting.