



## **2026 Topics of Study**

5/18/2026

Note – Additional topics may be added.

### **Bills passed with language directing the Commission to study**

1. [HB 1518 \(Convirs-Fowler\)](#) Buyer to beware; DPOR, et al., to review existing required disclosures, etc.

### **Bills sent to the Commission in the 2026 General Assembly Session**

1. [HB 278 \(Clark\)](#) and [SB 355 \(Boysko\)](#) Local anti-rent gouging authority; civil penalty.
2. [HB 1252 \(Anthony\)](#) Virginia Residential Landlord and Tenant Act; algorithmic pricing device use by certain landlords; civil penalties.
3. [SB 585 \(Salim\)](#) Virginia Fair Housing Law; Virginia Residential Property Disclosure Act; Virginia Residential Landlord and Tenant Act; personalized algorithmic pricing disclosures; prohibitions; civil penalties.
4. [HB 1409 \(Schmidt\)](#) Virginia Residential Landlord and Tenant Act; prohibited provisions in rental agreements; landlord's maintenance responsibilities.
5. [SB 349 \(VanValkenburg\)](#) Virginia Residential Landlord and Tenant Act; Manufactured Home Lot Rental Act; pre-tenancy fees.

\*The Virginia Housing Commission was also asked to study a portion of HB 379 (Bennett-Parker). Lines 20-33 of the introduced version will be studied in conjunction with the fee-related provisions of SB 349 and HB 1409.

6. [HB 1394 \(Cole\)](#) Loitering; unhoused persons.

### **Topics Continued from 2025 Commission Agenda to 2026**

1. Home Inspectors; Insurance Requirements and Prohibited Contract Provisions (Surovell)
2. Notice of Change in Assessment; Resource Protection Area Disclosure (Surovell)

### **Additional Study Topics**

1. Study of 2026 legislation that impacts the VRLTA.
2. Tracking and analyzing eviction data in Virginia.