



2024 Legislative Agenda

HOME ensures equal access to housing for all people. Our policy work advances this mission by protecting and advancing the housing rights of those whose housing choices have been historically restricted or are currently limited due to segregation and discrimination. We seek to protect equal access to homeownership, fair credit, neighborhood choice, and housing that is safe, affordable, and free from discrimination.

Fix the Process for Amending Eviction Court Papers (HB86)

Patron - Delegate Patrick Hope

HB86 fixes the process for amending eviction court papers. With this bill, landlords will be required to give tenants written notice before they can amend eviction lawsuits to ask for more money.

Signed into law.

Extend the Eviction Diversion Pilot Program (SB50/HB477)

Patron – Senator Mamie Locke and Delegate Carrie Coyner

This bill extends the sunset of the Eviction Diversion Program from July 1, 2024 to July 1, 2025, giving policy makers more time to reform the program and craft permanent intervention before the program expires.

Signed into law.

Give Families Time to Pay Rent & Stay Housed (HB598)

Patron - Delegate Cia Price

HB598 gives tenants more time to catch up on rent before facing eviction by extending the notice period from 5 to 14 days. This will help prevent evictions by giving tenants more time to get another paycheck or access rental assistance before their landlord sues to evict them.

Vetoed.

End Bifurcation in Eviction Cases (HB740)

Patron - Delegate Rae Cousins

This bill ensures defendants get a full hearing to determine how much rent they owe before getting evicted by ending the practice of bifurcation in eviction lawsuits when the defendant contests the amount of rent and damages alleged to be due and owing.

Vetoed.



Strengthen Anti-Retaliation Laws (HB817)

Patron - Delegate Adele McClure

HB817 strengthens existing code by expanding the definition of retaliatory acts to include other types of bad landlord behavior, such as threats and harassment and imposing and enforcing new rules. Most importantly, HB817 gives tenants a shot at justice in the courtroom by removing the requirement that the tenants prove the landlord's intentions.

Vetoed.

Create Transparency in Tenant Screening (HB996)

Patron - Delegate Bonita Anthony

HB996 creates transparency in the rental application process by requiring landlords to disclose the amount of the application fee, what information about the applicant they will review, and what criteria will result in an automatic denial. If the landlord denies the tenant's application, the landlord must provide the tenant with a detailed notice with the reasons for the denial.

Vetoed.

Fair Chance Access to Housing (SB588/HB1207)

Patrons - Senator Louis Lucas and Delegate Cliff Hayes

Tenant screening practices pose discriminatory barriers to housing access, especially for those with a criminal record. Due to these barriers, formerly incarcerated Virginians are seven times more likely to face homelessness. The bill will create fair access to affordable housing by requiring affordable housing providers to conduct a nuanced individual assessment rather than implement a blanket ban on applicants with criminal records.

Vetoed.

Enforce Tenants' Right to Safe & Healthy Housing (HB1251)

Patron - Delegate Rae Cousins

This bill will ensure tenants have access to the judicial system and can recover when their landlord refuses to fix unsafe conditions in the home. HB 1251 removes the requirement that tenants be current on rent in order to file a "Tenant's Assertion" lawsuit against their landlord and hold them accountable for unsafe housing conditions.

Vetoed.

For more information visit:

<https://homeofva.org/research-policy/advocacy/>