

HB1252 • Virginia

Virginia Residential Landlord and Tenant Act; algorithmic pricing device use by certain landlords.

Introduced

Risk: Medium

Narrow/Targeted

Last Action (Feb 03, 2026): Continued to next session in General Laws (Voice Vote)

Summary

The bill mandates landlords owning more than 10 rental units or having over a 10% interest in such units to disclose in writing algorithmic pricing use under the Virginia Residential Landlord and Tenant Act.

Business Impact

If you operate as a landlord using algorithmic pricing, you must disclose this use and provide a summary by July 1, 2024, or face penalties.

Key Provisions

- Landlords owning more than 10 rental units or having over a 10% interest must disclose the use of algorithmic pricing devices in writing to tenants or prospective tenants under the Virginia Residential Landlord and Tenant Act.
- Tenants can request a plain-language summary of factors influencing rent from landlords.
- Tenants are entitled to a human review of rent determinations or renewal increases generated by algorithmic pricing devices.
- The Attorney General can seek an injunction and civil penalties specifically to restrain violations.

Compliance Checklist

- Disclose the use of algorithmic pricing devices to tenants in writing. | Who: Landlords owning more than 10 rental units. | Penalty: Civil penalties of up to \$1,000 for violations.
- Provide a plain-language summary of factors influencing rent upon request. | Who: Landlords using algorithmic pricing devices. | Penalty: Civil penalties for non-compliance.

Industries Affected

Housing

Real Estate

Property Management

Topics

Algorithmic Pricing

AI in Real Estate

Bill Sponsors

Name	Party	Role
Terry G. Kilgore	Republican	Primary
Kaye Kory		Cosponsor
Alfonso H. Lopez	Democratic	Cosponsor
David J. Toscano		Cosponsor
Don L. Scott	Democratic	Primary
Adele Y. McClure	Democratic	Primary
Nadarius E. Clark	Democratic	Cosponsor
Rozia A. Henson, Jr.		Cosponsor
Sam Rasoul	Democratic	Cosponsor
Shelly A. Simonds	Democratic	Cosponsor
Dan I. Helmer	Democratic	Primary
Sally L. Hudson		Cosponsor

Related Bills

- SB585 (VA)

Official Source

<https://lis.virginia.gov/bill-details/20261/HB1252>

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