

SUPPORT HB1898 (Carroll Foy)/SB1445 (Locke)

Common Sense Policy Change to Promote Housing Stability

The Problem

People lose their housing through eviction for many reasons. The most common is an unexpected expense, such as a necessary car repair or medical bill that uses up the funds normally set aside to pay rent. And one missed or incomplete rent payment can lead to eviction.

How HB1898 and SB1445 Fix The Problem

HB1898 and SB1445 give renters extra time to “pay and stay” by allowing them up until two days before the sheriff’s eviction to pay all they owe, including court costs and sheriff’s fees.

- Current law only gives renters until the trial date to pay and stay.
- Renters will still be allowed to use this right to “pay and stay” only once every twelve months.

What Other States Do

- Three states allow renters to pay all rent due and costs of suit any time before the write of possession is executed (i.e. before the sheriff’s eviction) and stop the eviction.
- Four states allow renters to pay all rent due and the costs of the lawsuit within five to ten days after judgment is entered and stop the eviction.
- Eight states, including Virginia, allow renters to pay past due rent and court costs after the case is filed but before judgment is entered to stop the proceedings by having the case dismissed.

HB1898/SB1445 is a recommendation of the Virginia Housing Commission.

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