

HELP CREATE GREATER TRANSPARENCY IN RESIDENTIAL RENTALS SUPPORT HB 1516 (MCQUINN)

The Problem: All too often, tenants have a difficult time determining who to contact with requests regarding their housing conditions. Landlords often establish multiple companies with various names, which makes it hard for tenants to track down the entity responsible for the property and to hold them accountable for unsafe housing conditions. For far too long, absentee landlords have gotten away with supplying substandard housing to Virginians and avoided responsibility for unsafe conditions.

The Solution: HB 1516 requires owners of residential rental property to disclose important identifying information to tenants. Owners must disclose in the lease the name of the person acting on behalf of the landlord, as well as ways for the tenant to contact that person, including the telephone number, email address, and physical address. The bill also helps foster more responsiveness to emergency situations on the property by requiring the landlord to appoint an emergency point of contact whom tenants can reach by phone 24 hours a day.

Additional Benefits:

- HB 1516 will create greater transparency by requiring landlords to appoint a natural person, rather than another shell company, to respond to tenants when conditions with the property arise. The contact information must be clearly stated on the first page of every lease.
- Additionally, HB 1516 requires property owners to state the emergency point of contact on the first page of the lease so that tenants can easily find and reach that contact for help.

All Virginians deserve a safe and healthy place to live. HB 1516 provides greater transparency by ensuring tenants know who to contact when unsafe conditions arise.

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