

Virginia's 2026 Eviction Diversion Program: What Landlords Need to Know

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Welcome back to Offit Kurman's 2026 Legislative Update Series. Sidney Washington discusses important changes to Virginia's Eviction Diversion Program, including updated eligibility requirements, court notification procedures, and a revised payment plan structure. This installment explains how the new law affects housing providers, from the requirement to include program information with unlawful detainer summonses to the updated initial payment of 10% of the amount due, followed by three monthly installments. Learn what landlords and property managers need to know about court participation, tenant eligibility, accurate rent ledgers, and the procedures for handling successful plan completion or default. Follow the series for practical guidance on Virginia legislative changes and landlord compliance.