

Virginia's House Bill 15 and Senate Bill 48

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In this installment of Offit Kurman's Legislative Update Series, the landlord representation team covers Virginia House Bill 15 and Senate Bill 48, which amend the non-payment notice process under the Virginia Residential Landlord and Tenant Act. Effective July 1, 2026, the required waiting period in a non-payment notice extends from five days to fourteen days, meaning landlords must provide tenants with a fourteen-day pay or quit notice before filing an unlawful detainer for non-payment of rent. The previous five-day notice will no longer meet the statutory requirement. This update walks through what the change means in practice, including the longer timeline housing providers should expect before filing in court, and flags the need to revise notice templates that still reference the old five-day period to avoid non-suits or dismissals. As always, the Offit Kurman landlord representation team is available to help apply this update to your communities.