

1 H.829

2 Representatives Bluemle of Burlington, Berbeco of Winooski, Black of
3 Essex, Dodge of Essex, Dolan of Essex Junction, Garofano of Essex, Hooper
4 of Burlington, Krasnow of South Burlington, Ode of Burlington, Rachelson of
5 Burlington, Stebbins of Burlington, and Stone of Burlington move that the bill
6 be amended by adding a new section to be Sec. 13a to read as follows:

7 Sec. 13a. EVICTIONS; STUDY COMMITTEE; REPORT

8 (a) Creation. There is created the Evictions Study Committee to review the
9 causes of eviction in Vermont and propose legislation advancing eviction laws
10 responsive to Vermont’s crises of housing and homelessness.

11 (b) Membership. The Committee is composed of the following members:

12 (1) three current members of the House of Representatives, not all from
13 the same political party, who shall be appointed by the Speaker of the House;

14 (2) three current members of the Senate, not all from the same political
15 party, who shall be appointed by the Committee on Committees;

16 (3) a representative of the Judiciary, appointed by the Chief Justice of
17 the Vermont Supreme Court;

18 (4) the Executive Director of Vermont Legal Aid or designee;

19 (5) a representative of the Vermont Landlord Association, appointed by
20 the Director of the Association; and

1 (6) one member, appointed by the Board of Directors of the Vermont
2 Community Action Partnership.

3 (c) Powers and duties. The Committee shall study Vermont’s current
4 evictions process and propose modernizing evictions legislation based on an
5 analysis of the following issues:

6 (1) the empirical reality of Vermont’s existing evictions process,
7 including:

8 (A) the existing statutory bases for eviction under 9 V.S.A. chapter
9 137 (residential rental agreements) and 10 V.S.A. chapter 153 (mobile home
10 parks);

11 (B) the bases on which landlords and mobile home park owners rely
12 in terminating tenancies, including:

13 (i) for terminations that involve an evictions proceeding, the bases
14 for eviction advanced by landlords and mobile home park owners and the
15 regularity of their usage;

16 (ii) for terminations that do not involve an evictions proceeding,
17 the asserted bases on which landlords and mobile home park owners rely and
18 the regularity of their usage; and

19 (iii) the relative proportion of terminations that occur under
20 subdivision (i) or (ii) of this subdivision (B);

1 (C) the procedures used by landlords and mobile home park owners
2 to terminate a tenancy, including termination processes used before, during,
3 and after commencement and judicial resolution of an evictions proceeding;

4 (D) the procedures used by tenants to defend themselves in evictions
5 proceedings;

6 (E) issues of judicial enforcement and administration arising from
7 existing evictions law, including issues leading to inconsistent enforcement
8 and administration of evictions laws across Vermont; and

9 (F) the effects of existing evictions and landlord-tenant laws on rates
10 of homelessness in Vermont; and

11 (2) models for evictions laws responsive to Vermont’s crises of housing
12 and homelessness, whether drawn from other states, advocacy groups, State
13 departments or agencies, or industry groups.

14 (d) Assistance. For purposes of scheduling meetings and preparing
15 recommended legislation, the Committee shall have the assistance of the
16 Office of Legislative Operations and the Office of Legislative Counsel.

17 (e) Report. On or before December 15, 2024, the Committee shall report to
18 the House Committee on General and Housing and the Senate Committee on
19 Economic Development, Housing and General Affairs with its findings and
20 any recommendations for legislative action, which may be in the form of
21 proposed legislation.

1 (f) Meetings.

2 (1) The ranking member of the Senate shall call the first meeting of the
3 Committee to occur on or before August 31, 2024.

4 (2) The Committee shall select a chair from among its members at the
5 first meeting.

6 (3) A majority of the membership shall constitute a quorum.

7 (4) The Committee shall cease to exist upon submission of its
8 recommendations for legislative action and any findings to the House
9 Committee on General and Housing and the Senate Committee on Economic
10 Development, Housing and General Affairs.

11 (g) Compensation and reimbursement.

12 (1) For attendance at meetings during adjournment of the General
13 Assembly, a legislative member of the Committee serving in the member's
14 capacity as a legislator shall be entitled to per diem compensation and
15 reimbursement of expenses pursuant to 2 V.S.A. § 23 for not more than
16 12 meetings.

17 (2) Other members of the Committee shall be entitled to per diem
18 compensation and reimbursement of expenses as permitted under 32 V.S.A.
19 § 1010 for not more than 12 meetings

20 (3) Payments to members of the Committee authorized under this
21 subsection shall be made from monies appropriated to the General Assembly.