

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on Ways and Means to which was referred House Bill
3 No. 829 entitled “An act relating to creating permanent upstream eviction
4 protections and enhancing housing stability” respectfully reports that it has
5 considered the same and recommends that the report of the Committee on
6 General and Housing when further amended as recommended by the
7 Committee on Human Services, be further amended as follows:

8 First: By redesignating Sec. 1, 10 V.S.A. § 322, as Sec. 1a and adding a
9 new Sec. 1 to read as follows:

10 Sec. 1. LEGISLATIVE INTENT; HOUSING INVESTMENT

11 (a) Legislative intent. It is the intent of the General Assembly that, as
12 funds are available, approximately \$900,000,000.00 will be appropriated from
13 the General Fund over fiscal years 2026 through 2034 to fund programs that
14 advance a long-term solution to Vermont’s housing shortage. These funds will
15 support programs that reach a broad spectrum of Vermont residents, including
16 low-income and middle-income Vermonters, families and individuals
17 experiencing homelessness, individuals with disabilities, older Vermonters,
18 individuals in recovery, farmworkers, individuals facing eviction, and
19 Vermonters living in substandard housing. Through sustained funding and
20 annual investments, the General Assembly intends to implement this

1 comprehensive and strategic housing plan that yields permanent affordable
2 housing for Vermonters and for communities in all 14 counties.

3 (b) Programs. Funds appropriated consistent with subsection (a) of this
4 section shall include:

5 (1) the Vermont Housing and Conservation Board's programs:

6 (A) to provide support and enhance capacity for the production and
7 preservation of affordable rental housing and homeownership units, including
8 support for manufactured home communities, permanent homes for those
9 experiencing homelessness, recovery residences, and housing available to farm
10 workers, refugees, or individuals with disabilities who are eligible to receive
11 Medicaid-funded home and community based services;

12 (B) to fund the construction and preservation of emergency shelter
13 for households experiencing homelessness; and

14 (C) to fund permanent supportive housing.

15 (2) the Vermont Housing Improvement Program;

16 (3) the Land Access and Opportunity Board;

17 (4) the State Refugee Office;

18 (5) the Resident Services Program;

19 (6) the Middle-Income Homeownership Development Program;

20 (7) the Manufactured Home Improvement and Repair Program;

21 (8) the Office of Economic Opportunity; and

1 (9) eviction prevention initiatives.

2 (c) Additional funding. In addition to the appropriations in subsection (a)
3 of this section, it is the intent of the General Assembly to support funding for
4 temporary emergency housing until such time as is no longer necessary.

5 Second: By striking out Sec. 3, Vermont rental housing improvement
6 appropriation in its entirety and inserting in lieu thereof a new Sec. 3 to read as
7 follows:

8 Sec. 3. APPROPRIATION; VERMONT RENTAL HOUSING
9 IMPROVEMENT PROGRAM

10 The sum of \$1,000,000.00 is appropriated from the General Fund to the
11 Department of Housing and Community Development in fiscal year 2025 for
12 the Vermont Rental Housing Improvement Program established in 10 V.S.A.
13 § 699.

14 Third: By striking out Secs. 6–8 in their entirety and inserting in lieu
15 thereof new Secs. 6–8 to read as follows:

16 Sec. 6. APPROPRIATION; LAND ACCESS OPPORTUNITY BOARD

17 The sum of \$1,000,000.00 is appropriated from the General Fund to the
18 Vermont Housing and Conservation Board in fiscal year 2025 to administer
19 and support the Land Access and Opportunity Board.

20 Sec. 7. APPROPRIATION; VERMONT HOUSING AND CONSERVATION
21 BOARD; PERPETUALLY AFFORDABLE HOUSING

1 The sum of \$7,300,000.00 is appropriated from the General Fund to the
2 Vermont Housing and Conservation Board in fiscal year 2025 for the
3 following purposes:

4 (1) to provide support and enhance capacity for the production and
5 preservation of affordable rental housing and homeownership units, including
6 support for manufactured home communities, permanent homes for those
7 experiencing homelessness, recovery residences, and housing available to farm
8 workers, refugees, or individuals with disabilities who are eligible to receive
9 Medicaid-funded home and community based services;

10 (2) to fund the construction and preservation of emergency shelter for
11 households experiencing homelessness; and

12 (3) to fund permanent supportive housing.

13 Sec. 8. APPROPRIATION; STATE REFUGEE OFFICE; REFUGEE
14 HOUSING

15 The sum of \$900,000.00 is appropriated from the General Fund to the
16 Agency of Human Services’ State Refugee Office for grants to support
17 transitional housing for refugees.

18 Fourth: In Sec. 12, resident services program; appropriation, in subsection
19 (a), by striking out “\$6,000,000.00” and inserting in lieu thereof “\$700,000.00”

20 Fifth: By striking out Secs. 15, manufactured home improvement and
21 repair program appropriations; infrastructure; mobile home repair, and 16,

1 mobile home technical assistance appropriation, in their entirety and inserting
2 in lieu thereof new Secs. 15 and 16 to read as follows:

3 Sec. 15. APPROPRIATION; OFFICE OF ECONOMIC OPPORTUNITY;
4 INDIVIDUALS EXPERIENCING HOMELESSNESS

5 The sum of \$2,700,000.00 is appropriated from the General Fund to the
6 Department for Children and Families’ Office of Economic Opportunity in
7 fiscal year 2025 for grants, whether alone or in conjunction with federal
8 Emergency Solutions Grants, consistent with the HUD-recognized Continua of
9 Care Program to community agencies to assist individuals experiencing
10 homelessness by preserving existing services, increasing services, or
11 increasing resources available statewide.

12 Sec. 16. [Deleted.]

13 Sixth: By striking out Sec. 18, effective date, and its reader assistance
14 heading in their entirety and adding in lieu thereof a reader assistance
15 heading and eight new sections to be Secs. 18–25 to read as follows:

16 * * * Property Transfer Tax * * *

17 Sec. 18. 32 V.S.A. § 9602 is amended to read:

18 § 9602. TAX ON TRANSFER OF TITLE TO PROPERTY

19 (a) A tax is hereby imposed upon the transfer by deed of title to property
20 located in this State, or a transfer or acquisition of a controlling interest in any
21 person with title to property in this State. The amount of the tax equals ~~one~~

1 ~~and one-quarter~~ 1.25 percent of the value of the property transferred up to
2 \$600,000.00 of value and 3.25 percent of the value of the property transferred
3 in excess of \$600,000.00, or \$1.00, whichever is greater, except as follows:

4 (1) With respect to the transfer of property to be used for the principal
5 residence of the transferee, the tax shall be imposed at the rate of ~~five tenths of~~
6 ~~one~~ 0.5 percent of the first ~~\$100,000.00~~ \$200,000.00 in value of the property
7 transferred and at the rate of ~~one and one-quarter~~ 1.25 percent of the value of
8 the property transferred in excess of ~~\$100,000.00~~ \$200,000.00; except that no
9 tax shall be imposed on the first ~~\$110,000.00~~ \$250,000.00 in value of the
10 property transferred if the purchaser obtains a purchase money mortgage
11 funded in part with a homeland grant through the Vermont Housing and
12 Conservation Trust Fund or that the Vermont Housing and Finance Agency or
13 U.S. Department of Agriculture and Rural Development has committed to
14 make or purchase; and tax at the rate of ~~one and one-quarter~~ 1.25 percent shall
15 be imposed on the value of that property in excess of ~~\$110,000.00~~
16 \$250,000.00. In all cases, the tax shall be imposed at the rate of 3.25 percent
17 of the value of the property transferred in excess of \$600,000.00.

18 (2) [Repealed.]

19 (3) With respect to the transfer to a housing cooperative organized under
20 11 V.S.A. chapter 7 and whose sole purpose is to provide principal residences
21 for all of its members or shareholders, or to an affordable housing cooperative

1 under 11 V.S.A. chapter 14, of property to be used as the principal residence of
2 a member or shareholder, the tax shall be imposed in the amount of ~~five tenths~~
3 ~~of one~~ 0.5 percent of the first ~~\$100,000.00~~ \$200,000.00 in value of the
4 residence transferred and at the rate of ~~one and one quarter~~ 1.25 percent of the
5 value of the residence transferred in excess of ~~\$100,000.00~~ \$200,000.00;
6 provided that the homesite leased by the cooperative is used exclusively as the
7 principal residence of a member or shareholder. If the transferee ceases to be
8 an eligible cooperative at any time during the six years following the date of
9 transfer, the transferee shall then become obligated to pay any reduction in
10 property transfer tax provided under this subdivision, and the obligation to pay
11 the additional tax shall also run with the land. In all cases, the tax shall be
12 imposed at the rate of 3.25 percent of the value of the property transferred in
13 excess of \$600,000.00.

14 (b) Each year on August 1, the Commissioner shall adjust the values taxed
15 at a lower rate under subdivisions (a)(1) and (3) of this section according to the
16 percent change in the Bureau of Labor Statistics Consumer Price Index for All
17 Urban Consumers (CPI-U) by determining the increase or decrease, to the
18 nearest 0.1 percent, for the month ending on June 30 in the calendar year one
19 year prior to the first day of the current fiscal year compared to the CPI-U for
20 the month ending on June 30 in the calendar year two years prior. The

1 Commissioner shall update the return required under section 9610 of this title
2 according to this adjustment.

3 Sec. 19. 32 V.S.A. § 9602a is amended to read:

4 § 9602a. CLEAN WATER SURCHARGE

5 There shall be a surcharge of 0.2 percent on the value of property subject to
6 the property transfer tax under section 9602 of this title, except that there shall
7 be no surcharge on the first ~~\$100,000.00~~ \$200,000.00 in value of property to be
8 used for the principal residence of the transferee or the first ~~\$200,000.00~~
9 \$250,000.00 in value of property transferred if the purchaser obtains a
10 purchase money mortgage funded in part with a homeland grant through the
11 Vermont Housing and Conservation Trust Fund or that the Vermont Housing
12 and Finance Agency or U.S. Department of Agriculture and Rural
13 Development has committed to make or purchase. The surcharge shall be in
14 addition to any tax assessed under section 9602 of this title. The surcharge
15 assessed under this section shall be paid, collected, and enforced under this
16 chapter in the same manner as the tax assessed under section 9602 of this title.
17 The Commissioner shall deposit the surcharge collected under this section in
18 the Clean Water Fund under 10 V.S.A. § 1388, except for the first
19 \$1,000,000.00 of revenue generated by the surcharge, which shall be deposited
20 in the Vermont Housing and Conservation Trust Fund created in
21 10 V.S.A. § 312.

1 Sec. 20. 32 V.S.A. § 9602a is amended to read:

2 § 9602a. CLEAN WATER SURCHARGE

3 There shall be a surcharge of 0.04 percent on the value of property subject
4 to the property transfer tax under section 9602 of this title, except that there
5 shall be no surcharge on the first ~~\$100,000.00~~ \$200,000.00 in value of property
6 to be used for the principal residence of the transferee or the first ~~\$200,000.00~~
7 \$250,000.00 in value of property transferred if the purchaser obtains a
8 purchase money mortgage funded in part with a homeland grant through the
9 Vermont Housing and Conservation Trust Fund or that the Vermont Housing
10 and Finance Agency or U.S. Department of Agriculture and Rural
11 Development has committed to make or purchase. The surcharge shall be in
12 addition to any tax assessed under section 9602 of this title. The surcharge
13 assessed under this section shall be paid, collected, and enforced under this
14 chapter in the same manner as the tax assessed under section 9602 of this title.
15 The Commissioner shall deposit the surcharge collected under this section in
16 the Vermont Housing and Conservation Trust Fund created in 10 V.S.A. § 312.

17 Sec. 21. 32 V.S.A. § 9610 is amended to read:

18 § 9610. REMITTANCE OF RETURN AND TAX; INSPECTION OF
19 RETURNS; TRANSFER OF REVENUE

20 (a) Not later than 30 days after the receipt of any property transfer return, a
21 town clerk shall file the return in the office of the town clerk and electronically

1 forward a copy of the acknowledged return to the Commissioner; provided,
2 however, that with respect to a return filed in paper format with the town, the
3 Commissioner shall have the discretion to allow the town to forward a paper
4 copy of that return to the Department.

5 (b) The copies of property transfer returns in the custody of the town clerk
6 may be inspected by any member of the public.

7 (c)(1) Prior to ~~distributions~~ the distribution of property transfer tax
8 revenues under ~~10 V.S.A. § 312, 24 V.S.A. § 4306(a), and~~ subdivision
9 435(b)(10) of this title, two percent of the revenues received from the property
10 transfer tax shall be deposited in a special fund in the Department of Taxes for
11 Property Valuation and Review administration costs.

12 (2) After the distribution under subdivision (c)(1) of this section and
13 prior to the distribution under subdivision 435(b)(10) of this title,
14 \$27,244,000.00 of the revenue received from the property transfer tax shall be
15 deposited in the Vermont Housing and Conservation Trust Fund created in
16 10 V.S.A. § 312 and \$9,262,960.00 shall then be deposited in the Municipal
17 and Regional Planning Fund created in 24 V.S.A. § 4305. Prior to a transfer
18 under this subdivision, the Commissioner shall adjust the amount transferred
19 according to the the year-over-year percentage change in total General Fund
20 appropriations in the two most recently closed fiscal years, provided that if the

1 year-over-year change is zero or negative, the amount transferred shall instead
2 be equal to the transfer in the previous fiscal year.

3 (d)(1) Prior to any distribution of property transfer tax revenue under ~~40~~
4 ~~V.S.A. § 312, 24 V.S.A. § 4306(a)~~, subdivision 435(b)(10) of this title; and
5 subsection (c) of this section, \$2,500,000.00 of the revenue received from the
6 property transfer tax shall be transferred to the Vermont Housing Finance
7 Agency to pay the principal of and interest due on the bonds, notes, and other
8 obligations authorized to be issued by the Agency pursuant to 10 V.S.A.
9 § 621(22), the proceeds of which the Vermont Housing and Conservation
10 Board shall use to create affordable housing pursuant to 10 V.S.A. § 314.

11 (2) As long as the bonds, notes, and other obligations incurred pursuant
12 to subdivision (1) of this subsection remain outstanding, the rate of tax
13 imposed pursuant to section 9602 of this title shall not be reduced below a rate
14 estimated, at the time of any reduction, to generate annual revenues of at least
15 \$12,000,000.00.

16 Sec. 22. 10 V.S.A. § 312 is amended to read:

17 § 312. CREATION OF VERMONT HOUSING AND CONSERVATION

18 TRUST FUND

19 There is created a special fund in the State Treasury to be known as the
20 “Vermont Housing and Conservation Trust Fund.” The Fund shall be
21 administered by the Board and expenditures therefrom shall only be made to

1 implement and effectuate the policies and purposes of this chapter. The Fund
2 shall be ~~comprised~~ composed of ~~50 percent~~ of the revenue deposited from the
3 property transfer tax under 32 V.S.A. ~~chapter 234~~ § 9610(c)(2) and any monies
4 from time to time appropriated to the Fund by the General Assembly or
5 received from any other source, private or public, approved by the Board.
6 Unexpended balances and any earnings shall remain in the Fund for use in
7 accord with the purposes of this chapter.

8 Sec. 23. 24 V.S.A. § 4306(a) is amended to read:

9 (a)(1) The Municipal and Regional Planning Fund for the purpose of
10 assisting municipal and regional planning commissions to carry out the intent
11 of this chapter is hereby created in the State Treasury.

12 (2) The Fund shall be composed of ~~17 percent~~ of the revenue deposited
13 from the property transfer tax under 32 V.S.A. ~~chapter 234~~ § 9610(c)(2) and
14 any monies from time to time appropriated to the Fund by the General
15 Assembly or received from any other source, private or public. All balances at
16 the end of any fiscal year shall be carried forward and remain in the Fund.
17 Interest earned by the Fund shall be deposited in the Fund.

18 (3) Of the revenues in the Fund, each year:

19 (A) 10 percent shall be disbursed to the Vermont Center for
20 Geographic Information;

1 (B) 70 percent shall be disbursed to the Secretary of Commerce and
2 Community Development for performance contracts with regional planning
3 commissions to provide regional planning services pursuant to section 4341a
4 of this title; and

5 (C) 20 percent shall be disbursed to municipalities.

6 Sec. 24. 32 V.S.A. § 435(b) is amended to read:

7 (b) The General Fund shall be composed of revenues from the following
8 sources:

9 (1) alcoholic beverage tax levied pursuant to 7 V.S.A. chapter 15;

10 (2) [Repealed.]

11 (3) [Repealed.]

12 (4) corporate income and franchise taxes levied pursuant to chapter 151
13 of this title;

14 (5) individual income taxes levied pursuant to chapter 151 of this title;

15 (6) all corporation taxes levied pursuant to chapter 211 of this title;

16 (7) 69 percent of the meals and rooms taxes levied pursuant to chapter
17 225 of this title;

18 (8) [Repealed.]

19 (9) [Repealed.]

1 substandard structural or housing conditions, including unsanitary and unsafe
2 dwelling and deterioration sufficient to constitute a threat to human health,
3 safety, and public welfare.

4 (ii) “Completed” means rehabilitation of a dwelling to be fit for
5 occupancy as a principal residence.

6 (iii) “Principal residence” means a dwelling occupied by a resident
7 individual as the individual’s domicile during the taxable year and for a
8 property owner, owned, or for a renter, rented under a rental agreement other
9 than a short-term rental as defined under 18 V.S.A. § 4301(a)(14).

10 (iv) “Rehabilitation” means extensive repair, reconstruction, or
11 renovation of an existing dwelling beyond normal and ordinary maintenance,
12 painting, repairs, or replacements, with or without demolition, new
13 construction, or enlargement.

14 Seventh: By adding a reader assistance heading and new Sec. 26 to read as
15 follows:

16 * * * Personal Income Tax * * *

17 Sec. 26. 32 V.S.A. § 5822 is amended to read:

18 § 5822. TAX ON INCOME OF INDIVIDUALS, ESTATES, AND TRUSTS

19 (a) A tax is imposed for each taxable year upon the taxable income earned
20 or received in that year by every individual, estate, and trust, subject to income

1 taxation under the laws of the United States, in an amount determined by the
2 following tables, and adjusted as required under this section:

3 (1) Married individuals filing joint returns and surviving spouses:

4	If taxable income is:	The tax is:
5	Not over \$64,600.00 <u>\$79,950.00</u>	3.35% of taxable income
6	Over \$64,600.00 <u>\$79,950.00</u> but	\$2,164.00 <u>\$2,678.00</u> plus 6.6% of
7	not over \$156,150.00 <u>\$193,350.00</u>	the amount of taxable income over
8		\$64,600.00 <u>\$79,950.00</u>
9	Over \$156,150.00 <u>\$193,350.00</u> but	\$8,206.00 <u>\$10,162.00</u> plus 7.6%
10	not over \$237,950.00 <u>\$294,650.00</u>	of the amount of taxable income over
11		\$156,150.00 <u>\$193,350.00</u>
12	Over \$237,950.00 <u>\$294,650.00</u> but	
13	<u>not over \$500,000.00</u>	\$14,423.00 <u>\$17,861.00</u> plus 8.75%
14		of the amount of taxable income over
15		\$237,950.00 <u>\$294,650.00</u>
16	<u>Over \$500,000.00</u>	<u>\$35,829.00 plus 11.75% of the</u>
17		<u>amount over \$500,000.00</u>

18 (2) Heads of households:

19	If taxable income is:	The tax is:
20	Not over \$51,850.00 <u>\$64,150.00</u>	3.35% of taxable income
21	Over \$51,850.00 <u>\$64,150.00</u> but	\$1,737.00 <u>\$2,149.00</u> plus 6.6%

1 not over ~~\$133,850.00~~ \$165,700.00 of the amount of taxable income over
2 ~~\$51,850.00~~ \$64,150.00
3 Over ~~\$133,850.00~~ \$165,700.00 but ~~\$7,149.00~~ \$8,851.00 plus 7.60%
4 not over ~~\$216,700.00~~ \$268,350.00 of the amount of taxable income over
5 ~~\$133,850.00~~ \$165,700.00
6 Over ~~\$216,700.00~~ \$268,350.00
7 but not over \$455,350.00 ~~\$13,446.00~~ \$16,652.00 plus 8.75%
8 of the amount of taxable income over
9 ~~\$216,700.00~~ \$268,350.00
10 Over \$455,350.00 \$33,015.00 plus 11.75% of the
11 amount of taxable income over
12 \$455,350.00

13 (3) Unmarried individuals (other than surviving spouse or head of
14 household):

15	If taxable income is:	The tax is:
16	Not over \$38,700.00 <u>\$47,900.00</u>	3.35% of taxable income
17	Over \$38,700.00 <u>\$47,900.00</u> but	\$1,296.00 <u>\$1,605.00</u> plus 6.6% of
18	not over \$93,700.00 <u>\$116,000.00</u>	the amount of taxable income over
19		\$38,700.00 <u>\$47,900.00</u>
20	Over \$93,700.00 <u>\$116,000.00</u> but	\$4,926.00 <u>\$6,100.00</u> plus 7.6%
21	not over \$195,450.00 <u>\$242,000.00</u>	of the amount of taxable income over

1		\$93,700.00 <u>\$116,000.00</u>
2	Over \$195,450.00 <u>\$242,000.00</u> but	
3	<u>not over \$410,650.00</u>	\$12,659.00 <u>\$15,676.00</u> plus 8.75%
4		of the amount of taxable income over
5		\$195,450.00 <u>\$242,000.00</u>
6	<u>Over \$410,650.00</u>	<u>\$30,433.00</u> plus 11.75% of the
7		<u>amount of taxable income over</u>
8		<u>\$410,650.00</u>
9	(4) Married individuals filing separate returns:	
10	If taxable income is:	The tax is:
11	Not over \$32,300.00 <u>\$39,975.00</u>	3.35% of taxable income
12	Over \$32,300.00 <u>\$39,975.00</u> but	\$1,082.00 <u>\$1,339.00</u> plus 6.6% of
13	not over \$78,075.00 <u>\$96,675.00</u>	the amount of taxable income over
14		\$32,300.00 <u>\$39,975.00</u>
15	Over \$78,075.00 <u>\$96,675.00</u> but	\$4,103.00 <u>\$5,081.00</u> plus 7.6%
16	not over \$118,975.00 <u>\$147,325.00</u>	of the amount of taxable income over
17		\$78,075.00 <u>\$96,675.00</u>
18	Over \$118,975.00 <u>\$147,325.00</u> but	
19	<u>not over \$250,000.00</u>	\$7,212.00 <u>\$8,930.00</u> plus 8.75%
20		of the amount of taxable income over
21		\$118,975.00 <u>\$147,325.00</u>

1 and that after passage the title of the bill be amended to read: “An act
2 relating to long-term housing solutions”

3

4

5 (Committee vote: _____)

6

7

Representative _____

8

FOR THE COMMITTEE