

1 Introduced by Senator Ram Hinsdale

2 Referred to Committee on

3 Date:

4 Subject: Housing; land use; municipal zoning; Act 250; Human Rights

5 Commission

6 Statement of purpose of bill as introduced: This bill proposes to increase the
7 supply of affordable housing in this State, promote homeownership, and
8 broaden housing opportunities for Vermonters.

9 An act relating to housing opportunities made for everyone

10 It is hereby enacted by the General Assembly of the State of Vermont:

11 * * * Municipal Zoning * * *

12 Sec. 1. 24 V.S.A. § 4414 is amended to read:

13 § 4414. ZONING; PERMISSIBLE TYPES OF REGULATIONS

14 * * *

15 (4) Parking and loading facilities. A municipality may adopt provisions
16 setting forth standards for permitted and required facilities for off-street
17 parking and loading, which may vary by district and by uses within each
18 district. For residential uses, a municipality shall not require more than one
19 parking space per dwelling unit or accessory dwelling unit. However, a
20 municipality may require 1.5 parking spaces per dwelling unit if the

1 development is located more than one-quarter of a mile away from public
2 parking or the need for parking cannot be reasonably met through the use of
3 on-street parking, public parking, or shared parking. Municipalities may round
4 up to the nearest whole parking space. These bylaws may also include
5 provisions covering the location, size, design, access, landscaping, and
6 screening of those facilities. In determining the number of parking spaces for
7 nonresidential uses and size of parking spaces required under these regulations,
8 the appropriate municipal panel may take into account the existence or
9 availability of employer “transit pass” and rideshare programs, public transit
10 routes, and public parking spaces in the vicinity of the development. ~~However,~~
11 ~~municipality shall not require an accessory dwelling unit to have more than~~
12 ~~one parking space per bedroom.~~

13 * * *

14 Sec. 2. 24 V.S.A. § 4412 is amended to read:

15 § 4412. REQUIRED PROVISIONS AND PROHIBITED EFFECTS

16 Notwithstanding any existing bylaw, the following land development
17 provisions shall apply in every municipality:

18 (1) Equal treatment of housing and required provisions for affordable
19 housing.

20 * * *

1 (D) Bylaws shall designate appropriate districts and reasonable
2 regulations for multiunit or multifamily dwellings. No bylaw shall have the
3 effect of excluding these multiunit or multifamily dwellings from the
4 municipality. In any district that allows year-round residential development,
5 duplexes shall be an allowed use with the same dimensional standards as a
6 single unit dwelling. In any district that is served by municipal sewer and
7 water **infrastructure** that allows residential development, multiunit dwellings
8 with four or fewer units shall be an allowed use.

9 (E) Except for flood hazard and fluvial erosion area bylaws adopted
10 pursuant to section 4424 of this title, no bylaw shall have the effect of
11 excluding as a permitted use one accessory dwelling unit that is located within
12 or appurtenant to a single-family dwelling **on an owner-occupied lot**. A bylaw
13 ~~may~~ shall require a single-family dwelling with an accessory dwelling unit to
14 be subject to the same review, dimensional, or other controls as required for a
15 single-family dwelling without an accessory dwelling unit. The criteria for
16 conversion of an existing detached nonresidential building to habitable space
17 for an accessory dwelling unit shall not be more restrictive than the criteria
18 used for a single-family dwelling without an accessory dwelling unit. An
19 “accessory dwelling unit” means a distinct unit that is clearly subordinate to a
20 single-family dwelling, and has facilities and provisions for independent living,

1 including sleeping, food preparation, and sanitation, provided there is
2 compliance with all the following:

3 (i) The property has sufficient wastewater capacity.

4 (ii) The unit does not exceed 30 percent of the total habitable floor
5 area of the single-family dwelling or 900 square feet, whichever is greater.

6 * * *

7 (H) No bylaw shall have the effect of prohibiting or penalizing a
8 hotel from renting rooms to provide housing assistance through the State of
9 Vermont’s General Assistance program, or to any person whose room is
10 rented with public funds. The term “hotel” shall have the same meaning as in
11 32 V.S.A. 9202(3).

12 * * *

13 (12) In any district served by municipal sewer and water infrastructure
14 that allows residential development, bylaws shall establish lot and building
15 dimensional standards that allow four or more dwelling units per acre for each
16 allowed residential use, and density standards for multiunit dwellings shall not
17 be more restrictive than those required for single-family dwellings.

18 (13) In any district served by municipal sewer and water infrastructure that
19 allows residential development, any mixed use developments and affordable
20 housing developments, as defined in section 4303(2) of this title, may exceed
21 building height limitations by one additional habitable floor beyond the

1 maximum height and using that additional floor may exceed density limitations
2 for residential developments by an additional 40 percent, provided that the
3 structure complies with the Vermont Fire and Building Safety Code.

4 (14) No bylaw shall have the effect of limiting the square footage of a
5 duplex that otherwise complies with the applicable building code.

6 (15)(A) For purposes of this section, an area “served by municipal water
7 and sewer infrastructure” means:

8 (i) that residential connections and expansions are available to
9 municipal water and direct and indirect discharge wastewater systems and not
10 prohibited by:

11 (I) State regulations or permits;

12 (II) identified capacity constraints; or

13 (II) municipally adopted service and capacity agreements; or

14 (ii) areas established by the municipality by ordinance or bylaw

15 that:

16 (I) exclude flood hazard or inundation areas as established by
17 statute, river corridors or fluvial erosion areas as established by statute,

18 shorelands, and wherever year-round residential development is not allowed;

19 (II) reflect identified service limits established by State

20 regulations or permits, identified capacity constraints, or municipally adopted
21 service and capacity agreements;

1 (III) exclude areas served by water and sewer to address an
2 identified community -scale public health hazard or environmental hazard;

3 (IV) exclude areas serving a mobile home park that is not
4 within an area planned for year-round residential growth;

5 (V) exclude areas serving an industrial site or park;

6 (VI) exclude areas where service lines are located to serve the
7 areas described in subdivisions (III)-(V) above, but no connections or
8 expansions are permitted; or

9 (VII) modify the zoning provisions allowed under this chapter
10 in areas served by indirect discharge designed for less than 100,000 gallons per
11 day.

12 (B) Municipally adopted areas served by municipal water and sewer
13 infrastructure that limit water and sewer connections and expansions shall not
14 result in the unequal treatment of housing by discriminating against a year-
15 round residential use or housing type otherwise allowed in this chapter.

16 Sec. 3. 24 V.S.A. § 4413 is amended to read:

17 § 4413. LIMITATIONS ON MUNICIPAL BYLAWS

18 (a)(1) The following uses may be regulated only with respect to
19 location, size, height, building bulk, yards, courts, setbacks, density of
20 buildings, off-street parking, loading facilities, traffic, noise, lighting,
21 landscaping, and screening requirements, and only to the extent that

1 regulations do not have the effect of interfering with the intended functional
2 use:

3 (A) State- or community-owned and ~~operated~~ operated institutions
4 and facilities;

5 (B) public and private schools and other educational institutions
6 certified by the Agency of Education;

7 (C) churches and other places of worship, convents, and parish
8 houses;

9 (D) public and private hospitals;

10 (E) regional solid waste management facilities certified under 10
11 V.S.A. chapter 159;

12 (F) hazardous waste management facilities for which a notice of
13 intent to construct has been received under 10 V.S.A. § 6606a; and

14 (G) emergency shelters.

15 (2) Except for State-owned and -operated institutions and facilities, a
16 municipality may regulate each of the land uses listed in subdivision (1) of this
17 subsection for compliance with the National Flood Insurance Program and for
18 compliance with a municipal ordinance or bylaw regulating development in a
19 flood hazard area or river corridor, consistent with the requirements of
20 subdivision 2291(25) and section 4424 of this title. These regulations shall not
21 have the effect of interfering with the intended functional use.

1 Sec. 5. 24 V.S.A. § 4441 is amended to read:

2 § 4441. PREPARATION OF BYLAWS AND REGULATORY TOOLS;

3 AMENDMENT OR REPEAL

4 * * *

5 (c) When considering an amendment to a bylaw, the planning commission
6 shall prepare and approve a written report on the proposal. A single report
7 may be prepared so as to satisfy the requirements of this subsection concerning
8 bylaw amendments and subsection 4384(c) of this title concerning plan
9 amendments. ~~The Department of Housing and Community Development shall~~
10 ~~provide all municipalities with a form for this report.~~ The report shall provide
11 a brief explanation of the proposed bylaw, amendment, or repeal and shall
12 include a statement of purpose as required for notice under section 4444 of this
13 title; and shall include findings regarding how the proposal:

14 (1) ~~Conforms~~ conforms with or furthers the goals and policies contained
15 in the municipal plan, including the effect of the proposal on the availability of
16 safe and affordable housing; and sections 4412, 4413, and 4414 of this title;

17 (2) ~~Is~~ is compatible with the proposed future land uses and densities of
18 the municipal plan; and

19 (3) ~~Carries~~ carries out, as applicable, any specific proposals for any
20 planned community facilities.

21 * * *

1 (h) Upon adoption or amendment of a bylaw, the planning commission
2 shall prepare an adoption report in form and content provided by the
3 Department of Housing and Community Development that:

4 (1) confirms that all changes to zoning districts have been uploaded to
5 the Vermont Open Geodata Portal;

6 (2) confirms that the complete bylaw has been uploaded to the
7 Municipal Plan and Bylaw Database;

8 (1) demonstrates conformity with sections 4412, 4413, and 4414 of this
9 title; and

10 (2) provides information on the municipal application of subchapters 7
11 (bylaws), 9 (administration), and 10 (panels) of this chapter for the Municipal
12 Planning Data Center and the prospective development of a statewide zoning
13 atlas.

14 Sec. 6. 24 V.S.A. § 4465 is amended to read:

15 § 4465. APPEALS OF DECISIONS OF THE ADMINISTRATIVE OFFICER

16 (a) An interested person may appeal any decision or act taken by the
17 administrative officer in any municipality by filing a notice of appeal with the
18 secretary of the board of adjustment or development review board of that
19 municipality or with the clerk of that municipality if no such secretary has been
20 elected. This notice of appeal must be filed within 15 days of the date of that

1 decision or act, and a copy of the notice of appeal shall be filed with the
2 administrative officer.

3 (b) For the purposes of this chapter, an interested person means any one of
4 the following:

5 (1) A person owning title to property, or a municipality or solid waste
6 management district empowered to condemn it or an interest in it, affected by a
7 bylaw, who alleges that the bylaw imposes on the property unreasonable or
8 inappropriate restrictions of present or potential use under the particular
9 circumstances of the case.

10 (2) The municipality that has a plan or a bylaw at issue in an appeal
11 brought under this chapter or any municipality that adjoins that municipality.

12 (3) A person owning or occupying property in the immediate
13 neighborhood of a property that is the subject of any decision or act taken
14 under this chapter, who can demonstrate a physical or environmental impact on
15 the person's interest under the criteria reviewed, and who alleges that the
16 decision or act, if confirmed, will not be in accord with the policies, purposes,
17 or terms of the plan or bylaw of that municipality. (b) For the purposes of this
18 chapter, an interested person means any one of the following:

19 ~~(4) Any ten persons who may be any combination of voters or real~~
20 ~~property owners within a municipality listed in subdivision (2) of this~~
21 ~~subsection who, by signed petition to the appropriate municipal panel of a~~

1 (b) Plat; record. The approval of the appropriate municipal panel or
2 administrative officer, if the bylaws provide for their approval of subdivisions,
3 shall expire 180 days from that approval or certification unless, within that
4 180-day period, that plat shall have been duly filed or recorded in the office of
5 the clerk of the municipality. After an approved plat or certification by the
6 clerk is filed, no expiration of that approval or certification shall be applicable.

7 (1) The bylaw may allow the administrative officer to extend the date
8 for filing the plat by an additional 90 days; if final local or State permits or
9 approvals are still pending.

10 (2) No plat showing a new street or highway may be filed or recorded in
11 the office of the clerk of the municipality until it has been approved by the
12 appropriate municipal panel, or administrative officer if allowed under the
13 bylaws, pursuant to subsection (a) of this section, and that approval is endorsed
14 in writing on the plat, or the certificate of the clerk of the municipality showing
15 the failure of the appropriate municipal panel to take action within the 45-day
16 period is attached to the plat and filed or recorded with the plat. After that
17 filing or recording, the plat shall be a part of the official map of the
18 municipality.

19 * * *

20 Sec. 8. 24 V.S.A. § 4418 is amended to read:

21 § 4418. SUBDIVISION BYLAWS

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(2) Subdivision bylaws may include:

(A) ~~Provisions~~ provisions allowing the appropriate municipal panel to waive or modify, subject to appropriate conditions, the provision of any or all improvements and requirements as in its judgment of the special circumstances of a particular plat or plats are not requisite in the interest of the public health, safety, and general welfare, or are inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the subdivision;

(B) ~~Procedures~~ procedures for conceptual, preliminary, partial, and other reviews preceding submission of a subdivision plat, including any administrative reviews;

(C) ~~Specific~~ specific development standards to promote the conservation of energy or to permit the utilization of renewable energy resources, or both;

(D) State standards and criteria under 10 V.S.A. § 6086(a); and

(E) provisions to allow the administrative officer to approve subdivisions.

* * * Appeals * * *

Sec. 9. 24 V.S.A. § 4471 is amended to read:

§ 4471. APPEAL TO ENVIRONMENTAL DIVISION

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(e) ~~Neighborhood development area~~ Designated areas. Notwithstanding subsection (a) of this section, a determination by an appropriate municipal panel that a residential development will not result in an undue adverse effect on the character of the area affected shall not be subject to appeal if the ~~determination is that a~~ proposed residential development seeking conditional use approval under subdivision 4414(3) of this title is within a designated downtown development district, designated growth center, ~~designated Vermont neighborhood~~, or designated neighborhood development area ~~seeking conditional use approval will not result in an undue adverse effect on the character of the area affected under subdivision 4414(3) of this title~~. Other elements of the determination made by the appropriate municipal panel may be appealed.

* * * By Right * * *

Sec. 10. 24 V.S.A. § 4464(b) is amended to read:

(b) Decisions.

* * *

(7)(A) A decision rendered by the appropriate municipal panel for a housing development or the housing portion of a mixed-use development shall not:

1 (i) require a larger lot size than the minimum as determined in the
2 municipal bylaws;

3 (ii) require more parking spaces than the minimum as determined
4 in the municipal bylaws and in section 4414 of this title;

5 (iii) limit the building size to less than that allowed in the
6 municipal bylaws, including reducing the building footprint or height;

7 (iv) limit the density of dwelling units to below that allowed in the
8 municipal bylaws; and

9 (v) otherwise disallow a development to abide by the minimum or
10 maximum applicable municipal standards;

11 (B) However, a decision may require adjustments to the applicable
12 municipal standards listed in subdivision (A) of this subdivision (b)(7) if the
13 panel or officer issues a written finding stating:

14 (i) why the modification is necessary to comply with a
15 prerequisite State or federal permit, municipal permit, or a nondiscretionary
16 standard in a bylaw or ordinance, including requirements related to wetlands,
17 setbacks, and flood hazard areas and river corridors; and

18 (ii) how the identified restrictions do not result in an unequal
19 treatment of housing or an unreasonable exclusion of housing development
20 otherwise allowed by the bylaws.

21 Sec. 11. 24 V.S.A. § 4348a is amended to read:

1 § 4348a. ELEMENTS OF A REGIONAL PLAN

2 (a) A regional plan shall be consistent with the goals established in section
3 4302 of this title and shall include the following:

4 * * *

5 (9) A housing element that identifies the regional and community-level
6 need for housing for all economic groups in the region and communities that
7 will result in an adequate supply of building code and energy code compliant
8 homes where most households spend no more than 30 percent of their income
9 on housing and no more than 15 percent on transportation. To establish
10 housing needs, the Department of Housing and Community Development shall
11 publish statewide and regional housing targets or ranges as part of the
12 Statewide Housing Needs Assessment. In establishing the identified need, due
13 consideration shall be given to The regional planning commission shall consult
14 the Statewide Housing Needs Assessment; current and expected demographic
15 data; the current location, quality, types and cost of housing; other local studies
16 related to housing needs; and data gathered pursuant to subsection 4382(c) of
17 this title. If no such data has been gathered, the regional planning commission
18 shall gather it. The regional planning commission’s assessment shall estimate
19 the total needed housing investments in terms of price; quality; unit size or
20 type; zoning district as applicable; and shall disaggregate regional housing

1 targets or ranges by municipality. The housing element shall include a set of
2 recommended actions to satisfy the established needs.

3 * * *

4 Sec. 12. 24 V.S.A. § 4382 is amended to read:

5 § 4382. THE PLAN FOR A MUNICIPALITY

6 (a) A plan for a municipality ~~may~~ shall be consistent with the goals
7 established in section 4302 of this title and compatible with approved plans of
8 other municipalities in the region and with the regional plan and shall include
9 the following:

10 * * *

11 (10) A housing element that shall include a recommended program for
12 ~~addressing low and moderate income persons'~~ public and private actions to
13 address housing needs as identified by the regional planning commission
14 pursuant to subdivision 4348a(a)(9) of this title. The program should include
15 specific actions to address low and moderate income persons' housing needs
16 and account for permitted accessory dwelling units, as defined in subdivision
17 4412(1)(E) of this title, ~~which provide affordable housing~~ as well as any
18 material impact of short term rental units.

19 * * *

* * * Energy Codes * * *

1
2 Sec. 13. 24 V.S.A. § 3101(a) is amended to read:

3 (a) The mayor and board of aldermen of a city, the selectboard of a town,
4 or the trustees of an incorporated village; may, in accordance with this chapter,
5 establish codes and regulations for the construction, maintenance, repair, and
6 alteration of buildings and other structures within the municipality. Such
7 codes and regulations may include provisions relating to building materials,
8 structural design, passageways, stairways and exits, heating systems, fire
9 protection procedures, and such other matters as may be reasonably necessary
10 for the health, safety, and welfare of the public, but excluding electrical
11 installations subject to regulation under 26 V.S.A. chapter 15. Any energy
12 codes and regulations adopted after July 1, 2023 shall not be more restrictive
13 than the Residential Building Energy Standards or the stretch code adopted
14 under 30 V.S.A. § 51 or the Commercial Building Energy Standards adopted
15 under 30 V.S.A. § 53, except where enabled by a municipal charter.
16 Municipalities may enact more stringent local residential building energy
17 standards only for homes that are larger than 1,800 square feet per unit if the
18 municipality receives approval by the Department of Public Service that the
19 municipality followed 30 V.S.A. § 51(c)(1) and (2). Municipalities may enact
20 more stringent local commercial building energy standards only for homes that
21 are larger than 1,800 square feet per unit, if the municipality receives approval

1 by the Public Service Department that the municipality followed 30 V.S.A. §
2 53(c)(1) and (2).

3 Sec. 14. APPROPRIATION

4 The sum of \$750,000.00 is appropriated in fiscal year 2024 from the
5 General Fund to the Municipal and Regional Planning Fund.

6 Sec. 15. HOUSING RESOURCE NAVIGATOR FOR REGIONAL
7 PLANNING COMMISSIONS

8 (a) The Vermont Association of Planning and Development Agencies shall
9 hire Housing Resource Navigators, to work with municipalities, regional and
10 local housing organizations and private developers to identify housing
11 opportunities, match communities with funding resources, and provide project
12 management support.

13 (b) There is appropriated the sum of \$300,000.00 in fiscal year 2024 to the
14 Vermont Association of Planning and Development Agencies for the purpose
15 of hiring the Housing Navigators as described in subsection (a) of this section.

16 * * * Act 250* * *

17 Sec. 16. 10 V.S.A. § 6001 is amended to read:

18 § 6001. DEFINITIONS

19 * * *

20 (3)(A) “Development” means each of the following:

21 * * *

1 (iv) The construction of housing projects such as cooperatives,
2 condominiums, or dwellings, or construction or maintenance of mobile homes
3 or mobile home parks, with ~~40~~ 25 or more units, constructed or maintained on
4 a tract or tracts of land, owned or controlled by a person, within a radius of five
5 miles of any point on any involved land and within any continuous period of
6 five years. ~~However:~~

7 ~~(i) A priority housing project shall constitute a development~~
8 ~~under this subdivision (iv) only if the number of housing units in the project is:~~

9 (aa) ~~[Repealed.]~~

10 (bb) ~~[Repealed.]~~

11 (cc) ~~75 or more, in a municipality with a population of 6,000~~
12 ~~or more but less than 10,000.~~

13 (dd) ~~50 or more, in a municipality with a population of less~~
14 ~~than 6,000.~~

15 (ee) ~~[Repealed.]~~

16 * * *

17 (ix) Notwithstanding subdivision (iv) of this subdivision (3)(A),
18 the construction of improvements in a designated downtown, village center,
19 and designated neighborhood development area for a housing project or
20 mixed-use development, with 25 or more units, constructed or maintained on a

1 tract or tracts of land, owned or controlled by a person within any continuous
2 period of three months.

3 * * *

4 (D) The word “development” does not include:

5 * * *

6 (viii)(I) The construction of a priority housing project ~~in a~~
7 ~~municipality with a population of 10,000 or more.~~

8 * * *

9 (19)(A) “Subdivision” means each of the following:

10 * * *

11 (iv) A tract or tracts of land, owned or controlled by a person, that
12 the person has partitioned or divided for the purpose of resale into 15 or more
13 lots located within a designated downtown, village center, and designated
14 neighborhood development area within any continuous period of three months.

15 * * *

16 (35) “Priority housing project” means a discrete project located on a
17 single tract or multiple contiguous tracts of land that consists exclusively of
18 mixed income housing or mixed use, or any combination thereof, and is
19 located entirely within a designated downtown development district,
20 designated new town center, designated village center that has permanent

1 zoning and subdivision bylaws, designated growth center, or designated
2 neighborhood development area under 24 V.S.A. chapter 76A.

3 * * *

4 Sec. 17. 10 V.S.A. § 6081 is amended to read:

5 § 6081. PERMITS REQUIRED; EXEMPTIONS

6 * * *

7 (p) No permit or permit amendment is required for a priority housing
8 project in a designated center ~~if the project remains below any applicable~~
9 ~~jurisdictional threshold specified in subdivision 6001(3)(A)(iv)(I) of this title.~~

10 * * *

11 (y) No permit amendment is required for the construction of improvements
12 for 24 units or fewer of housing.

13 * * * Enhanced Designation * * *

14 Sec. 17a. 10 V.S.A. § 6081 is amended to read:

15 § 6081. PERMITS REQUIRED; EXEMPTIONS

16 * * *

17 (z) No permit or permit amendment is required for any subdivision or
18 development located in an enhanced designation area. If the enhanced
19 designation is terminated, a development or subdivision within the designated
20 center must receive a permit, if applicable.

1 Sec. 17b. 24 V.S.A. § 2799 is added to read:

2 § 2793f. ENHANCED DESIGNATION

3 (a) Application and approval. A municipality, by resolution of its
4 legislative body, may apply to the Natural Resources Board for an enhanced
5 designation for any designated downtown development district. The Natural
6 Resources Board shall issue an affirmative determination on finding that the
7 municipality meets the requirements of subsection (c) of this section.

8 (b) Enhanced designation requirements.

9 (1) To obtain an enhanced designation under this section, a municipality
10 must demonstrate that it has each of the following:

11 (A) An approved designated downtown development district;

12 (B) Municipal bylaws that are identical or are determined to be
13 consistent with the model bylaws written by the Natural Resources Board
14 pursuant to subsection (f) of this section;

15 (C) Municipal bylaws that do not include broad exemptions
16 excluding significant private or public land development from requiring a
17 municipal land use permit;

18 (D) Adequate municipal staff to support coordinated comprehensive
19 and capital planning, development review, and zoning administration; and

20 (E) If any party entitled to notice under subdivision (4)(A) of
21 subsection (c) or any resident of the municipality raises concerns about the

1 municipality's compliance with the requirements for the underlying
2 designation, those concerns must be addressed as part of the municipality's
3 application.

4 (c) Process for issuing enhanced designation.

5 (1) A preapplication meeting shall be held with Department staff to
6 review the program requirements. The meeting shall be held in the
7 municipality unless another location is agreed to by the municipality.

8 (2) An application by the municipality shall include the information and
9 analysis required by the Department's guidelines established pursuant to
10 section 2792 of this title on how to meet the requirements of subsection (b) of
11 this section.

12 (3) The Department shall establish a procedure for submission of a draft
13 application that involves review and comment by all the parties to be noticed in
14 subdivision (4)(A) of this subsection and shall issue a preapplication memo
15 incorporating the comments to the applicant after receipt of a draft preliminary
16 application.

17 (4) After receipt of a complete final application, the Natural Resources
18 Board shall convene a public hearing in the municipality to consider whether
19 to issue a determination of enhanced designation under this section.

20 (A) Notice.

1 (i) At least 35 days in advance of the Board’s meeting, the
2 Department shall provide notice to the municipality and post it on the
3 Agency’s website.

4 (ii) The municipality shall publish notice of the meeting at least
5 30 days in advance of the Board’s meeting in a newspaper of general
6 circulation in the municipality, and deliver physically or electronically, with
7 proof of receipt or by certified mail, return receipt requested to the Agency of
8 Natural Resources; the State Downtown Board; the Division for Historic
9 Preservation, the Agency of Agriculture, Food and Markets; the Agency of
10 Transportation; the regional planning commission; the regional development
11 corporations; and the entities providing educational, police, and fire services to
12 the municipality.

13 (iii) The notice shall also be posted by the municipality in or near
14 the municipal clerk’s office and in at least two other designated public places
15 in the municipality and on the websites of the municipality and the Agency of
16 Commerce and Community Development.

17 (iv) The municipality shall also certify in writing that the notice
18 required by subdivision (4)(A) of this subsection (c) has been published,
19 delivered, and posted within the specified time.

20 (B) No defect in the form or substance of any requirements of this
21 subsection (c) shall invalidate the action of the Board where reasonable efforts

1 are made to provide adequate posting and notice. However, the action shall be
2 invalid when the defective posting or notice was materially misleading in
3 content. If an action is ruled to be invalid by the Superior Court or by the
4 Board itself, the Department shall provide and the municipality shall issue new
5 posting and notice, and the Board shall hold a new hearing and take a new
6 action.

7 (5) The Board may recess the proceedings on any application pending
8 submission of additional information. The Board shall close the proceedings
9 promptly after all parties have submitted the requested information.

10 (6) The Board shall issue its determination in writing. The
11 determination shall include explicit findings on each of the requirements in
12 subsection (b) of this section.

13 (d) Review of enhanced designation status.

14 (1) Length of designation. Initial determination of an enhanced
15 designation may be made at any time. Thereafter, review of the enhanced
16 designation shall be concurrent with the next periodic review of the underlying
17 designated downtown.

18 (2) The Board, on its motion, may review compliance with the enhanced
19 designation requirements at more frequent intervals.

1 (3) If at any time the Board determines that the enhanced designation
2 area no longer meets the standards for the designation, it shall take one of the
3 following actions:

4 (A) require corrective action within a reasonable time frame; or

5 (B) terminate the enhanced designation.

6 (4) If the underlying designation is terminated, the enhanced designation
7 also shall terminate.

8 (e) Appeal.

9 (1) An interested person may appeal any act or decision of the Board
10 under this section to the Environmental Division of the Superior Court within
11 30 days following the act or decision.

12 (2) As used in this section, an “interested person” means any one of the
13 following:

14 (A) A person owning a title to or occupying property within or
15 abutting the designated center.

16 (B) The municipality making the application or a municipality that
17 adjoins the municipality making the application.

18 (C) The regional planning commission for the region that includes
19 the designated center or a regional planning commission whose region adjoins
20 the municipality in which the designated center is located.

1 (f) Model bylaws. The Natural Resources Board shall publish model
2 bylaws that may be adopted by a municipality seeking an enhanced
3 designation. These bylaws shall address all Act 250 criteria provided for in
4 10 V.S.A. § 6086(a)(1)–(10).

5 Sec. 17c. 10 V.S.A. § 6001(45) is added to read:

6 (45) “Enhanced designation” means the process by which a designated
7 downtown demonstrates that it has satisfied the requirements of 24 V.S.A. §
8 2793f. The term shall also refer to the resulting status.

9 Sec. 17d. ENHANCED DESIGNATION BYLAW ADOPTION

10 On or before January 1, 2023, the Natural Resources Board shall publish
11 model bylaws that a municipality may adopt in order to achieve an enhanced
12 designation. These bylaws shall encompass of the Act 250 criteria found in
13 10 V.S.A. § 6086(a)(1)–(10).

14 * * * Covenants * * *

15 Sec. 18. 27 V.S.A. § 545 is amended to read:

16 § 545. COVENANTS, CONDITIONS, AND RESTRICTIONS OF
17 SUBSTANTIAL PUBLIC INTEREST

18 (a) Deed restrictions, covenants, or similar binding agreements added after
19 March 1, 2021 that prohibit or have the effect of prohibiting land development
20 allowed under 24 V.S.A. § 4412(1)(E) and (2)(A) shall not be valid.

1 **Sec. 20. 32 V.S.A. § 4152(a)(3) is amended to read:**

2 **(3) A brief description of each parcel of taxable real estate in the town.**

3 **“Parcel” means all contiguous land in the same ownership, together with all**
4 **improvements thereon, including the number of residential dwelling units.**

5 * * * Wastewater Connection Permits * * *

6 Sec. 21. 10 V.S.A. § 1974 is amended to read:

7 § 1974. EXEMPTIONS

8 Notwithstanding any other requirements of this chapter, the following
9 projects and actions are exempt:

10 * * *

11 (9) A project completed by a person who receives an authorization from
12 a municipality that administers a program registered with the Secretary
13 pursuant to section 1983 of this title.

14 Sec. 22. 10 V.S.A. § 1983 is added to read:

15 § 1983. AUTHORIZATION FOR MUNICIPAL WASTEWATER SYSTEM

16 AND POTABLE WATER SUPPLY CONNECTIONS

17 (a) A municipality may issue an authorization for a connection or an
18 existing connection with a change in use to the municipal sanitary sewer
19 collection line via a sanitary sewer service line or a connection to a water main
20 via a new water service line in lieu of permits issued under this chapter.

1 provided that the municipality documents the following in a form prescribed
2 by the Secretary:

3 (1) The municipality owns or has legal control over connections to a
4 public community water system permitted pursuant to chapter 56 of this title
5 and over connections to a wastewater treatment facility permitted pursuant to
6 chapter 47 of this title.

7 (2) The municipality shall only issue authorizations for:

8 (A) a sanitary sewer service line that connects to the sanitary sewer
9 collection line; and

10 (B) a water service line that connects to the water main.

11 (3) The building or structure authorized under this section connects to
12 both the sanitary sewer collection line and public community water system.

13 (4) The authorizations from the municipality comply with the technical
14 standards for sanitary sewer service lines and water service lines in the
15 Wastewater System and Potable Water Supply Rules.

16 (5) The municipality requires documentation issued by a professional
17 engineer or licensed designer that is filed in the land records that the
18 connection authorized by the municipality was installed in accordance with the
19 technical standards.

20 (6) The municipality requires the authorization to be filed in the land
21 records.

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* * * Building Safety * * *

Sec. 27. VERMONT FIRE AND BUILDING SAFETY CODE; POTENTIAL REVISIONS; REPORT

(a) On or before January 15, 2024, the Executive Director of the Division of Fire Safety shall submit a written report to the General Assembly that identifies and examines provisions from other jurisdictions’ fire and life safety codes for residential buildings that:

(1) would facilitate in Vermont:

(A) the increased construction of new residential units;

(B) the conversion of existing space into new residential units; or

(C) both; and

(2) could be incorporated into the Vermont Fire and Building Safety Code.

(b) The report shall include recommendations for any legislative action necessary to enable the identified provisions to be incorporated into Vermont’s Fire and Building Safety Code.

* * * Single-Room Occupancy * * *

Sec. 28. **[Reserved.]**

* * Eviction Rescue Fund * * *

Sec. 29. **HOUSING RISK MITIGATION; EVICTION RESCUE FUND**

1 In fiscal year 2024 the amount of \$2,500,000 is appropriated from the
2 General Fund to the Agency of Human Services to provide eviction rescue
3 funding on behalf of tenants for rental arrears and prevent eviction for
4 nonpayment of rent if such funding will preserve a tenancy.

5 * * * Employer Housing Partnership * * *

6 Sec. 30. [Reserved.]

7 * * * Conversion of Commercial Properties to Residential Use * * *

8 Sec. 31. [Reserved.]

9 * * * HomeShare * * *

10 Sec. 32. HOMESHARING OPPORTUNITIES; APPROPRIATION

11 In fiscal year 2024 the amount of \$200,000.00 is appropriated from the
12 General Fund to the Department of Housing and Community Development
13 funding to expand home-sharing opportunities throughout the State.

14 * * * Mobile Homes and Mobile Home Parks * * *

15 Sec. 33. MOBILE HOMES; MOBILE HOME PARKS; APPROPRIATION

16 (a) In fiscal year 2024 the amount of \$500,000.00 is appropriated from the
17 General Fund to the Department of Housing and Community Development to
18 provide financial support for home repair, home improvement, housing
19 transition, park infrastructure, legal assistance, and technical assistance.

20 (b) On or before January 15, 2024, the Department of Housing and
21 Community Development, in collaboration with the Central Vermont Office of

1 Economic Opportunity, shall study and report to the General Assembly

2 concerning:

3 (1) how to incorporate the considerations and needs of mobile home
4 owners and mobile home parks, including infrastructure and habitability
5 enhancements, into all existing State housing programs; and

6 (2) opportunities and barriers to creating new mobile home parks and to
7 maximizing the efficient use of existing parks.

8 * * * Vermont Housing Finance Agency * * *

9 Sec. 34. 2022 Acts and Resolves No. 182, Sec. 2 is amended to read:

10 Sec. 2. FIRST-GENERATION HOMEBUYER; IMPLEMENTATION;

11 APPROPRIATION

12 (a) Guidelines. The Vermont Housing Finance Agency shall adopt
13 guidelines and procedures for the provision of grants to first-generation
14 homebuyers pursuant to 32 V.S.A. § 5930u(b)(3)(D) consistent with the
15 criteria of the Down Payment Assistance Program implemented pursuant to
16 32 V.S.A. § 5930u(b)(3) and with this section.

17 (b) As used in this section and 32 V.S.A. § 5930u(b)(3)(D), a “first-
18 generation homebuyer” means ~~an applicant~~ a homebuyer who self-attests that
19 the ~~applicant~~ homebuyer is an individual:

20 (1)~~(A)~~—whose parents or legal guardians;

1 (b) As used in this section:

2 (1) “Affordable owner-occupied housing” means owner-occupied
3 housing identified in 26 U.S.C. § 143(c)(1) or that qualifies under Vermont
4 Housing Finance Agency criteria governing owner-occupied housing.

5 (2) “Income-eligible homebuyer” means a Vermont household with
6 annual income that does not exceed 150 percent of area median income.

7 (c) The Agency shall use the funds appropriated in this section to provide
8 subsidies for new construction or acquisition and substantial rehabilitation of
9 affordable owner-occupied housing for purchase by income-eligible
10 homebuyers.

11 (d) The total amount of subsidies for a project shall not exceed 35 percent
12 of eligible development costs, as determined by the Agency, which the Agency
13 may allocate consistent with the following:

14 (1) Developer subsidy. The Agency may provide a direct subsidy to the
15 developer, which shall not exceed the difference between the cost of
16 development and the market value of the home as completed.

17 (2) Affordability subsidy. Of any remaining amounts available for the
18 project after the developer subsidy, the Agency may provide a subsidy for the
19 benefit of the homebuyer to reduce the cost of purchasing the home, provided
20 that:

1 (A) the Agency includes conditions in the subsidy, or uses another
2 legal mechanism, to ensure that, to the extent the home value has risen, the
3 amount of the subsidy remains with the home to offset the cost to future
4 homebuyers; or

5 (B) the subsidy is subject to a housing subsidy covenant, as defined
6 in 27 V.S.A. § 610, that preserves the affordability of the home for a period of
7 99 years or longer.

8 (3) The Agency shall allocate not less than 33 percent of the funds
9 available through the Program to projects that include a housing subsidy
10 covenant consistent with subdivision (2)(B) of this subsection.

11 (e) The Agency shall adopt a Program plan that establishes application and
12 selection criteria, including:

13 (1) project location;

14 (2) geographic distribution;

15 (3) leveraging of other programs;

16 (4) housing market needs;

17 (5) project characteristics, including whether the project includes the use
18 of existing housing as part of a community revitalization plan;

19 (6) construction standards, including considerations for size;

20 (7) priority for plans with deeper affordability and longer duration of
21 affordability requirements;

1 (8) sponsor characteristics;

2 (9) energy efficiency of the development; and

3 (10) historic nature of the project.

4 (f)(1) When implementing the Program, the Agency shall consult
5 stakeholders and experts in the field.

6 (2) The Program shall include:

7 (A) a streamlined and appropriately-scaled application process;

8 (B) an outreach and education plan, including specific tactics to reach
9 and support eligible applicants, especially those from underserved regions or
10 sectors;

11 (C) an equitable system for distributing investments statewide on the
12 basis of need according to a system of priorities that includes consideration of:

13 (i) geographic distribution;

14 (ii) community size;

15 (iii) community economic need; and

16 (iv) whether an application has already received an investment or
17 is from an applicant in a community that has already received Program
18 funding.

19 (3) The Agency shall use its best efforts to assure:

1 (A) that investments awarded are targeted to the geographic
2 communities or regions with the most pressing economic and employment
3 needs; and

4 (B) that the allocation of investments provides equitable access to the
5 benefits to all eligible geographical areas.

6 (g) The Agency may assign its rights under any investment or subsidy made
7 under this section to the Vermont Housing and Conservation Board or any
8 State agency or nonprofit organization qualifying under 26 U.S.C. § 501(c)(3),
9 provided such assignee acknowledges and agrees to comply with the
10 provisions of this section.

11 (h) The Department shall report to the House Committee on General, and
12 Housing and the Senate Committee on Economic Development, Housing and
13 General Affairs on the status of the Program annually, on or before January 15.

14 Sec. 37. MISSING MIDDLE-INCOME HOMEOWNERSHIP;

15 APPROPRIATION

16 In fiscal year 2024 the amount of \$20,000,000.00 is appropriated from the
17 General Fund to the Vermont Housing Finance Agency for the Missing
18 Middle-Income Homeownership Development Program.

19 * * * Rental Housing Revolving Loan Program * * *

20 Sec. 38. 10 V.S.A. § 629a is added to read:

21 § 629A. **RENTAL HOUSING REVOLVING LOAN PROGRAM**

1 (a) Creation; administration. The Vermont Housing Finance Agency shall
2 design and implement a Rental Housing Revolving Loan Program and shall
3 create and administer a revolving loan fund to provide subsidized loans for
4 rental housing developments that serve middle-income households.

5 (b) Loans; eligibility; criteria.

6 (1) The Agency shall adopt processes, procedures, and guidelines to
7 implement the Program consistent with this section, including a simple
8 application process that is accessible to small developers, builders, and
9 contractors.

10 (2)(A) To be eligible for a subsidized loan through the Program, a
11 project shall create two or more new rental housing units, which may include
12 market rate and affordable units, provided that at least 25 percent of the units
13 in the project are affordable to a household earning between 65 and 150
14 percent of the applicable area median income.

15 (B) Projects may include new construction, acquisition with
16 substantial rehabilitation, and preservation of naturally occurring affordable
17 housing.

18 (3) A loan is available only for the costs of the project allocable to the
19 affordable units.

20 (4)(A) The Agency shall calculate the maximum amount of a loan,
21 which shall not exceed the lesser of:

1 (i) 35 percent of the costs of the project allocable to the affordable
2 units; or

3 (ii) the following amounts based on area median income bands:

4 (I) \$125,000.00 per unit for each unit that is affordable to a
5 household earning from 65 percent to 80 percent of area median income;

6 (II) \$100,000.00 per unit for each unit that is affordable to a
7 household earning not from 81 to 120 percent of area median income; and

8 (III) \$75,000.00 per unit for each unit that is affordable to a
9 household earning from 121 to 150 percent of area median income.

10 (B) The Agency shall adopt and implement a method to adjust the
11 values specified in this subdivision (b)(4)(A)(ii) of this section at least annually
12 for inflation and may adopt a smoothing mechanism to adjust the maximum
13 loan values within each band based on levels of affordability.

14 (5) The Agency shall determine the term and interest rate of a loan. The
15 Agency may adopt one or more mechanisms to provide an enhanced subsidy to
16 incentivize projects, including:

17 (A) a lower interest rate;

18 (B) an interest-only option with deferred principal repayment; and

19 (C) partial loan forgiveness.

20 (6) The Agency shall adopt a Program plan that allows for an enhanced
21 subsidy for a project that meets one or more of the following:

1 (A) The project receives five percent or more of the total funding
2 from an employer or employer-capitalized loan or grant.

3 (B) The project receives five percent or more of the total funding
4 from a municipal or regional housing fund, local fiscal recovery fund, or other
5 form of community investment.

6 (C) The project utilizes tax-exempt bond funding or federal low-
7 income housing tax credits for at least 20 percent of the project’s total units.

8 (D) The project is small in scale and provides infill development
9 within a historic settlement pattern.

10 (7) The Agency shall use one or more legal mechanisms to ensure that:

11 (A) a subsidized unit remains affordable to a household earning the
12 applicable percent of area median income for the longer of:

13 (i) seven years; or

14 (ii) full repayment of the loan plus three years; and

15 (B) during the repayment period, the annual increase in rent for a
16 subsidized unit does not exceed three percent.

17 (c) Program design.

18 (1) When designing and implementing the Program, the Agency shall
19 consult stakeholders and experts in the field.

20 (2) The Program shall include:

21 (A) a streamlined and appropriately-scaled application process;

1 (B) an outreach and education plan, including specific tactics to reach
2 and support eligible applicants, especially those from underserved regions or
3 sectors;

4 (C) an equitable system for distributing investment statewide on the
5 basis of need according to a system of priorities that includes consideration of:

6 (i) geographic distribution;

7 (ii) community size;

8 (iii) community economic need; and

9 (iv) whether an application has already received an investment or
10 is from an applicant in a community that has already received Program
11 funding.

12 (3) The Agency shall use its best efforts to assure:

13 (A) that investments are targeted to the geographic communities or
14 regions with the most pressing economic and employment needs; and

15 (B) that the allocation of investments provides equitable access to the
16 benefits to all eligible geographical areas.

17 (d) Revolving funds; costs of administration.

18 (1) The Agency may use not more than six percent of Program funds for
19 the costs of administration.

1 (2) The Agency shall retain payments of principal, interest, and any fees
2 in a revolving loan fund, the amounts of which it shall use to issue future loans
3 through the Program.

4 (e) The Agency shall report to the House Committee on General and
5 Housing and the Senate Committee on Economic Development, Housing and
6 General Affairs on the status of the Program annually, on or before January 15.

7 Sec. 39. RENTAL HOUSING REVOLVING LOAN PROGRAM;
8 APPROPRIATION

9 In fiscal year 2024 the amount of \$20,000,000.00 is appropriated from the
10 General Fund to the Vermont Housing Finance Agency to implement the
11 Rental Housing Revolving Loan Program created in 10 V.S.A. § 629.

12 * * * Vermont Rental Housing Improvement Program * * *

13 Sec. 40. 10 V.S.A. § 699 is amended to read:

14 § 699. VERMONT RENTAL HOUSING IMPROVEMENT PROGRAM

15 (a) Creation of Program.

16 (1) The Department of Housing and Community Development shall
17 design and implement the Vermont Rental Housing Improvement Program,
18 through which the Department shall award funding to statewide or regional
19 nonprofit housing organizations, or both, to provide competitive grants and
20 forgivable loans to private landlords for the rehabilitation, including
21 weatherization, of eligible rental housing units.

1 (2) The Department shall develop statewide standards for the Program,
2 including factors that partner organizations shall use to evaluate applications
3 and award grants and forgivable loans.

4 (3) The Department shall authorize a partner organization to use not
5 more than six percent of its Program award for the organization's costs of
6 administration.

7 (4) A landlord shall not offer a unit created through the Program as a
8 short-term rental, as defined in 18 V.S.A. § 4301.

9 (b) Eligible rental housing units. The following units are eligible for a grant
10 or forgivable loan through the Program:

11 (1) Non-code compliant.

12 (A) The unit is an existing unit, whether or not occupied, that does
13 not comply with the requirements of applicable building, housing, or health
14 laws.

15 (B) If the unit is occupied, the grant or forgivable loan shall include
16 terms and conditions to avoid displacement of the current residents.

17 (2) New accessory dwelling units. The unit will be:

18 (A) a newly created accessory dwelling unit that meets the
19 requirements of 24 V.S.A. § 4412(1)(E);

20 (B) a newly created unit within an existing structure;

21 (C) a newly created residential structure that is a single unit; or

1 (D) a newly created unit within a newly created structure that
2 contains five or fewer residential units.

3 (c) Administration. The Department shall require a housing organization
4 that receives funding under the Program to adopt:

5 (1) a standard application form that describes the application process and
6 includes instructions and examples to help landlords apply;

7 (2) an award process that ensures equitable selection of landlords,
8 subject to a housing organization’s exercise of discretion based on the factors
9 adopted by the Department pursuant to subsection (a) of this section; and

10 (3) a grant and loan management system that ensures accountability for
11 funds awarded.

12 (d) Program requirements applicable to grants and forgivable loans.

13 (1) A grant or loan shall not exceed \$50,000.00 per unit. In determining
14 the amount of a grant or loan, a housing organization shall consider the number
15 of bedrooms in the unit and whether the unit is being rehabilitated or newly
16 created.

17 (2) A landlord shall contribute matching funds or in-kind services that
18 equal or exceed 20 percent of the value of the grant or loan.

19 (3) A project may include a weatherization component.

20 (4) A project shall comply with applicable building, housing, and health
21 laws.

1 (5) The terms and conditions of a grant or loan agreement apply to the
2 original recipient and to a successor in interest for the period the grant or loan
3 agreement is in effect.

4 (6) The identity of a recipient and the amount of a grant or forgivable
5 loan are public records that shall be available for public copying and inspection
6 and the Department shall publish this information at least quarterly on its
7 website.

8 (e) Program requirements applicable to grants. For a grant awarded under
9 subdivision (b)(1) of this section for a unit that is non-code compliant through
10 the Program, the following requirements apply for a minimum period of five
11 years:

12 (1) A landlord shall coordinate with nonprofit housing partners and local
13 coordinated entry organizations to identify potential tenants.

14 (2)(A) Except as provided in subdivision (2)(B) of this subsection (e), a
15 landlord shall lease the unit to a household that is exiting homelessness or
16 actively working with an immigrant or refugee resettlement program.

17 (B) If, upon petition of the landlord, the Department or the housing
18 organization that issued the grant determines that a household exiting
19 homelessness is not available to lease the unit, then the landlord shall lease the
20 unit:

1 (i) to a household with an income equal to or less than 80 percent
2 of area median income; or

3 (ii) if such a household is unavailable, to another household with
4 the approval of the Department or housing organization.

5 (3)(A) A landlord shall accept any housing vouchers that are available to
6 pay all, or a portion of, the tenant’s rent and utilities.

7 (B) If no housing voucher or federal or State subsidy is available, the
8 total cost of rent for the unit, including utilities not covered by rent payments,
9 shall not exceed the applicable fair market rent established by the Department
10 of Housing and Urban Development.

11 (4)(A) A landlord may convert a grant to a forgivable loan upon approval
12 of the Department and the housing organization that approved the grant.

13 (B) A landlord who converts a grant to a forgivable loan shall receive
14 a 10-percent credit for loan forgiveness for each year in which the landlord
15 participates in the grant program.

16 (f) Requirements applicable to forgivable loans. **For a forgivable loan**
17 **awarded under subdivision (b)(1) of this section for a unit that is non-code**
18 **compliant through the Program,** the following requirements apply for a
19 minimum period of 10 years:

20 (1)(A) A landlord shall accept any housing vouchers that are available to
21 pay all, or a portion of, the tenant’s rent and utilities.

1 (B) If no housing voucher or federal or State subsidy is available, the
2 cost of rent for the unit, including utilities not covered by rent payments, shall
3 not exceed the applicable fair market rent established by the Department of
4 Housing and Urban Development.

5 (2) The Department shall forgive 10 percent of the amount of a
6 forgivable loan for each year a landlord participates in the loan program.

7 ~~(g) Requirements for an accessory dwelling unit.~~

8 ~~(1) For a grant or forgivable loan awarded under subdivision (b)(2) of~~
9 ~~this section for a unit that is a new accessory dwelling unit the total cost of rent~~
10 ~~for the unit, including utilities not covered by rent payments, shall not exceed~~
11 ~~the applicable fair market rent established by the Department of Housing and~~
12 ~~Urban Development.~~

13 ~~(2) A landlord shall not offer an accessory dwelling unit created through~~
14 ~~the Program as a short-term rental, as defined in 18 V.S.A. § 4301. [Repealed.]~~

15 (h) Lien priority. A lien for a grant converted to a loan or for a forgivable
16 loan issued pursuant to this section is subordinate to:

17 (1) a lien on the property in existence at the time the lien for
18 rehabilitation and weatherization of the rental housing unit is filed in the land
19 records; and

1 This act shall take effect on July 1, 2023, except that Secs. 1 (24 V.S.A.
2 § 4414), 2 (24 V.S.A. § 4412) except for subdivision (D), 3 (24 V.S.A.
3 § 4413), and 4 (24 V.S.A. § 4303) shall take effect on December 1, 2024.