

1 Introduced by Senate Committee on Economic Development and Housing and  
2 General Affairs

3 Referred to Committee on

4 Date:

5 Subject: Conservation and development; land use; housing; Act 250

6 Statement of purpose of bill as introduced: This bill proposes to <Purpose>

7 An act relating to bringing everyone home

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

9 Sec. 1. SHORT TITLE

10 This act shall be known and may be cited as the “Be Home Act.”

11 \* \* \* STUDY PLACEHOLDER \* \* \*

12 Sec. 2. BUILDING CODE STUDY

13 (a) On or before January 15, 2025, the BLANK shall submit a report to the  
14 Senate Committee on Economic Development, Housing, and General Affairs  
15 and the House Committees on Environment and Energy and on General and  
16 Housing on the identifying rate of adoption of the Federal Emergency  
17 Management Agency’s flood resistant building code by Vermont  
18 municipalities. The report shall recommend strategies to increase the adoption  
19 of code.

1           (b) The sum of \$50,000.00 is appropriated from the General Fund to the  
2           BLANK for the purpose of subsection (a) of this section.

3    \* \* \* Parking effective date \* \* \*

4           Sec. 3. 2023 Acts and Resolves No. 81, Sec. 10 is amended to read:

5           Sec. 10. 2023 Acts and Resolves No. 47, Sec. 47 is amended to read:

6           Sec. 47. EFFECTIVE DATES

7           This act shall take effect on July 1, 2023, except that:

8           (1) Sec. 1 (24 V.S.A. § 4414) shall take effect on ~~December~~ July 1,  
9           2024.

10   \* \* \*

11   \* \* \* Wastewater Connection Permits \* \* \*

12           Please note: in S.100- Sec. 25 directed ANR to review their permits for  
13           duplication and report back on 1/31/25

14           Sec. 4. 10 V.S.A. § 1974 is amended to read:

15           § 1974. EXEMPTIONS

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

18   \* \* \*

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

1 Sec. 5. 10 V.S.A. § 1983 is added to read:

2 § 1983. AUTHORIZATION FOR MUNICIPAL WASTEWATER SYSTEM  
3 AND POTABLE WATER SUPPLY CONNECTIONS

4 (a) A municipality may issue an authorization for a connection or an  
5 existing connection with a change in use to the municipal sanitary sewer  
6 collection line via a sanitary sewer service line or a connection to a water main  
7 via a new water service line in lieu of permits issued under this chapter,  
8 provided that the municipality documents the following in a form prescribed  
9 by the Secretary:

10 (1) The municipality owns or has legal control over connections to a  
11 public community water system permitted pursuant to chapter 56 of this title  
12 and over connections to a wastewater treatment facility permitted pursuant to  
13 chapter 47 of this title.

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

15 (A) a sanitary sewer service line that connects to the sanitary sewer  
16 collection line; and

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

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

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

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

8           (6) The municipality requires the authorization to be filed in the land  
9           records.

10           (7) The municipality requires the retention of plans that show the  
11           location and design of authorized connections.

12           (b) The municipality shall notify the Secretary 30 days in advance of  
13           terminating any authorization. The municipality shall provide all  
14           authorizations and plans to the Secretary as a part of this termination notice.

15           (c) A municipality issuing an authorization under this section shall require  
16           the person to whom the authorization is issued to post notice of the  
17           authorization as part of the notice required for a permit issued under 24 V.S.A.  
18           § 4449 or other bylaw authorized under this chapter.

19           Sec. 6. 10 V.S.A. § 6085a is added to read:

20           § 6085a. RECORDED HEARINGS

1       (a) Any appeal under section 6089 of this title shall be a review of the  
2       record of the proceeding before the District Commission in accordance with  
3       subdivision 8504(h)(3) of this title.

4       (b) Within 10 calendar days of receipt of a complete application under  
5       section 6084 of this title, the District Commission shall provide notice of the  
6       recorded hearings in accordance with the procedures of subdivision 6084(b)(1)  
7       of this title.

8       (c) Each of the following shall apply to the review of an application under  
9       this section:

10       (1) The District Commission shall extend the hearing schedule or take  
11       other appropriate action as necessary to provide a fair and reasonable  
12       opportunity for parties to prepare, present, and respond to evidence without  
13       creating undue delay in the review of the application.

14       (2) The District Commission may require parties to submit prefiled  
15       testimony and exhibits. If the District Commission requires submission of  
16       prefiled evidence, the applicant and any parties supporting the application shall  
17       submit their prefiled direct evidence first, and then other parties shall be given  
18       a reasonable opportunity to submit their prefiled direct evidence. The District  
19       Commission may then allow the submission or presentation of rebuttal  
20       testimony and exhibits in the sequence and form that it determines to be  
21       appropriate.

1           (3) Unless the parties agree otherwise, the District Commission in a  
2           prehearing order shall establish the type, sequence, and amount of discovery  
3           available under Rules 26–37 of the Vermont Rules of Civil Procedure, limiting  
4           the discovery permitted to that necessary for a full and fair determination of the  
5           proceeding.

6           (d) On receipt of a request from the District Commission for assistance  
7           with regard to an application heard under this section, the Board shall provide  
8           assistance to the District Commission as necessary or the District Commission  
9           may hire personnel pursuant to section 6022 of this title.

10           (e) At the expense of the applicant, the District Commission shall record by  
11           video any hearing on an application. In the event that appeal is taken from a  
12           District Commission act or decision on such an application, the District  
13           Commission shall provide the Environmental Division with the original  
14           recording of the hearing and a copy of the complete written record and shall  
15           make and preserve a copy of the original recording for its own records.

16           Sec. 7. 10 V.S.A. § 8504 is amended to read:

17           § 8504. APPEALS TO THE ENVIRONMENTAL DIVISION

18   \* \* \*

19           (h) De novo hearing. The Environmental Division, applying the  
20           substantive standards that were applicable before the tribunal appealed from,

1 shall hold a de novo hearing on those issues which have been appealed, except  
2 in the case of:

3 (1) a decision being appealed on the record pursuant to 24 V.S.A.  
4 chapter 117;

5 (2) a decision of the Commissioner of Forests, Parks and Recreation  
6 under section 2625 of this title being appealed on the record, in which case the  
7 court shall affirm the decision, unless it finds that the Commissioner did not  
8 have reasonable grounds on which to base the decision; and

9 (3) a permit decision from a District Commission under chapter 151,  
10 which shall be on the record.

11 Sec. 8. 10 V.S.A. § 6001 is amended to read:

12 § 6001. DEFINITIONS

13 As used in this chapter:

14 \* \* \*

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

16 \* \* \*

17 (iv)(I) The construction of housing projects such as cooperatives,  
18 condominiums, or dwellings, or construction or maintenance of mobile homes  
19 or mobile home parks, with ~~40~~ 30 or more units, constructed or maintained on  
20 a tract or tracts of land not located within a designated center, but in a  
21 municipality that may be feasibly served by water and sewer infrastructure,

1 owned or controlled by a person, ~~within a radius of five miles of any point on~~  
2 ~~any involved land and~~ within any continuous period of ~~five~~ two years.

3 However:

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

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

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

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

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

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

13 ~~(ff) Notwithstanding subdivisions (cc) through (ee) of this~~  
14 ~~subdivision (3)(A)(iv)(I), 10 or more if the construction involves the~~  
15 ~~demolition of one or more buildings that are listed on or eligible to be listed on~~  
16 ~~the State or National Register of Historic Places. However, demolition shall~~  
17 ~~not be considered to create jurisdiction under this subdivision (ff) if the~~  
18 ~~Division for Historic Preservation has determined that the proposed demolition~~  
19 ~~will have no adverse effect, will have no adverse effect if specified conditions~~  
20 ~~are met, or will have an adverse effect that will be adequately mitigated. Any~~



1 ~~imposed conditions shall be enforceable through a grant condition, deed~~  
2 ~~covenant, or other legally binding document.~~

3 (II) ~~The determination of jurisdiction over a priority housing~~  
4 ~~project shall count only the housing units included in that discrete project. The~~  
5 ~~construction of housing projects such as cooperatives, condominiums, or~~  
6 ~~dwellings, or construction or maintenance of mobile homes or mobile home~~  
7 ~~parks, with 10 or more units, constructed or maintained on a tract or tracts of~~  
8 ~~land owned or controlled by a person, within a radius of five miles of any point~~  
9 ~~on any involved land and within any continuous period of two years.~~

10 (III) ~~Housing units in a priority housing project shall not count~~  
11 ~~toward determining jurisdiction over any other project.~~

12 \* \* \*

13 (xi) Notwithstanding any other provision of law to the contrary, ~~until~~  
14 ~~July 1, 2026,~~ the construction of housing projects such as cooperatives,  
15 condominiums, dwellings, or mobile homes, with 25 or more units, constructed  
16 or maintained on a tract or tracts of land, located entirely within a designated  
17 downtown development district, a designated neighborhood development area,  
18 a designated village center with permanent zoning and subdivision bylaws, or a  
19 designated growth center, owned or controlled by a person, within a radius of  
20 five miles of any point on any involved land and within any continuous period  
21 of five years. For purposes of this subsection, the construction of four units or

1 fewer of housing in an existing structure shall only count as one unit towards  
2 the total number of units.

3 \* \* \*

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

5 \* \* \*

6 (iii) The construction of housing projects such as cooperatives,  
7 condominiums, or dwellings, or construction or maintenance of mobile homes  
8 or mobile home parks, constructed or maintained on a tract or tracts of land,  
9 owned or controlled by a person, within a designated center and within a radius  
10 of one-half mile of the boundary of a designated center.

11 \* \* \*

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

14 (II) If the construction of a priority housing project in this  
15 subdivision (3)(D)(viii) involves demolition of one or more buildings that are  
16 listed or eligible to be listed on the State or National Register of Historic  
17 Places, this exemption shall not apply unless the Division for Historic  
18 Preservation has made the determination described in subdivision (A)(iv)(I)(ff)  
19 of this subdivision (3) and any imposed conditions are enforceable in the  
20 manner set forth in that subdivision.

1 (III) Notwithstanding any other provision of law to the  
2 contrary, ~~until July 1, 2026~~, the construction of a priority housing project  
3 located entirely within a designated downtown development district,  
4 designated neighborhood development area, or a designated growth center.

5 (ix) Hotels and motels converted to permanently affordable  
6 housing developments as defined in 24 V.S.A. § 4303(2).

7 \* \* \*

8 (35) ~~“Priority housing project” means a discrete project located on a~~  
9 ~~single tract or multiple contiguous tracts of land that consists exclusively of~~  
10 ~~mixed income housing or mixed use, or any combination thereof, and is~~  
11 ~~located entirely within a designated downtown development district,~~  
12 ~~designated new town center, designated growth center, or designated~~  
13 ~~neighborhood development area under 24 V.S.A. chapter 76A. [Repealed.]~~

14 \* \* \*

15 Sec. 9. 10 V.S.A. § 6086(h) is added to read:

16 (h) A District Commission may issue a permit contingent upon the  
17 applicant receiving permits from the Agency of Natural Resources or other  
18 State agency.

19 Sec. 10. REPEALS

20 (a) 10 V.S.A. § 6081(o) and (p) are repealed.

21 (b) 30 V.S.A. § 55 (priority housing projects; stretch code) is repealed.

1       (c) 2023 Acts and Resolves No. 47, Sec. 16 (10 V.S.A. § 6001) is repealed.

2       (d) 2023 Acts and Resolves No. 47, Sec. 16a (Act 250 exemption  
3 requirements) is repealed.

4       (e) 2023 Acts and Resolves No. 47, Secs. 19c (exemption repeal) and 19d  
5 (electric distribution utility project report) are repealed.

6       Sec. 11. 10 V.S.A. § 6032 is added to read:

7       § 6032. DELEGATION OF REVIEW AUTHORITY TO MUNICIPALITIES

8       (a) Notwithstanding any other provision of this chapter to the contrary, the  
9 Natural Resources Board shall establish a process by which a municipality is  
10 delegated authority to review development and subdivisions in lieu of the  
11 process established under the rest of this chapter.

12       (b) In any municipality that has been delegated authority under this section,  
13 any development or subdivision shall be exempt from needing a permit or  
14 permit amendment from the District Commission.

15       (c) Delegation of review authority under this section shall require a  
16 municipality to have adopted high-quality zoning bylaws that are functionally  
17 equivalent to the criteria established in subsection 6086(a) of this title. The  
18 Board shall review a municipality’s bylaws for conformance with this standard  
19 and any other requirements it establishes.

20       (d) On or before July 1, 2025, the Natural Resources Board, in consultation  
21 with the regional planning commissions and the Agency of Commerce and

1 Community Development, shall issue guidance establishing the requirements  
2 for municipalities seeking delegation under this section.

3 Sec. 12. 10 V.S.A. § 6093 is amended to read:

4 § 6093. MITIGATION OF PRIMARY AGRICULTURAL SOILS

5 (a) Mitigation for loss of primary agricultural soils. Suitable mitigation for  
6 the conversion of primary agricultural soils necessary to satisfy subdivision  
7 6086(a)(9)(B)(iv) of this title shall depend on where the project tract is located.

8 (1) Project located in certain designated areas. This subdivision applies  
9 to projects located in the following areas designated under 24 V.S.A. chapter  
10 76A: a downtown development district, a growth center, a new town center  
11 ~~designated on or before January 1, 2014~~, and a neighborhood development area  
12 ~~associated with a designated downtown development district~~. If the project  
13 tract is located in one of these designated areas, an applicant who complies  
14 with subdivision 6086(a)(9)(B)(iv) of this title shall deposit an offsite  
15 mitigation fee into the Vermont Housing and Conservation Trust Fund  
16 established under section 312 of this title for the purpose of preserving primary  
17 agricultural soils of equal or greater value with the highest priority given to  
18 preserving prime agricultural soils as defined by the U.S. Department of  
19 Agriculture. Any required offsite mitigation fee shall be derived by:

20 (A) Determining the number of acres of primary agricultural soils  
21 affected by the proposed development or subdivision.

1 (B) Multiplying the number of affected acres of primary agricultural  
2 soils by a factor resulting in a ratio established as follows:

3 (i) For development or subdivision within a designated area  
4 described in this subdivision (a)(1), the ratio shall be 1:1.

5 (ii) For residential construction that has a density of at least eight  
6 units of housing per acre, of which at least eight units per acre or at least  
7 40 percent of the units, on average, in the entire development or subdivision,  
8 whichever is greater, meets the definition of affordable housing established in  
9 this chapter, no mitigation shall be required, regardless of location in or outside  
10 a designated area described in this subdivision (a)(1). However, all affordable  
11 housing units shall be subject to housing subsidy covenants, as defined in  
12 27 V.S.A. § 610, that preserve their affordability for a period of 99 years or  
13 longer. As used in this section, housing that is rented shall be considered  
14 affordable housing when its inhabitants have a gross annual household income  
15 that does not exceed 60 percent of the county median income or 60 percent of  
16 the standard metropolitan statistical area income if the municipality is located  
17 in such an area.

18 (iii) For an alternative or community wastewater system that will  
19 serve development within a designated area, no mitigation shall be required.

20 \* \* \*

21 **Sec. 13. 10 V.S.A. § 6090 is amended to read:**

1 § 6090. RECORDING; DURATION AND REVOCATION OF PERMITS

2 \* \* \*

3 (c) Change to nonjurisdictional use; release from permit.

4 (1) On an application signed by each permittee, the District Commission  
5 may release land subject to a permit under this chapter from the obligations of  
6 that permit and the obligation to obtain amendments to the permit and from  
7 jurisdiction under this chapter on finding that the use of the land as of the date  
8 of the application was for a commercial purpose and use of the land as of the  
9 date of the application is for housing and would not require a permit or permit  
10 amendment but for the fact that the land is already subject to a permit under  
11 this chapter.

12 (2) It shall be a condition of each affirmative decision under this  
13 subsection that a subsequent proposal of a development or subdivision on the  
14 land to which the decision applies shall be subject to this chapter as if the land  
15 had never previously received a permit under the chapter.

16 (3) An application for a decision under this subsection shall be made on  
17 a form prescribed by the Board. The form shall require evidence  
18 demonstrating that the application complies with subdivisions (1)(A) through  
19 (C) of this subsection. The application shall be processed in the manner  
20 described in section 6084 of this title and may be treated as a minor application  
21 under that section. In addition to those required to be notified under section

1 6084, the District Commission shall send notice at the same time to all other  
2 parties to the permit and to all current adjacent landowners.

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

4 § 6081. PERMITS REQUIRED; EXEMPTIONS

5 \* \* \*

6 (z) No permit or permit amendment is required for a development or  
7 subdivision located within a **transportation corridor**.

8 \* \* \* Municipal Zoning \* \* \*

9 Sec. 15. 24 V.S.A. § 4465 is amended to read:

10 § 4465. APPEALS OF DECISIONS OF THE ADMINISTRATIVE OFFICER

11 \* \* \*

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

14 \* \* \*

15 (4) Any ~~40~~ persons equal to a minimum of 10 percent of the most recent  
16 U.S. Census Bureau population estimate of the municipality who may be any  
17 combination of voters, residents, or real property owners within a municipality  
18 listed in subdivision (2) of this subsection who, by signed petition to the  
19 appropriate municipal panel of a municipality, the plan or a bylaw of which is  
20 at issue in any appeal brought under this title, allege that any relief requested  
21 by a person under this title, if granted, will not be in accord with the policies,



1 purposes, or terms of the plan or bylaw of that municipality. This petition to  
2 the appropriate municipal panel must designate one person to serve as the  
3 representative of the petitioners regarding all matters related to the appeal. For  
4 purposes of this subdivision, an appeal shall not include the character of the  
5 area affected if the project has a residential component that includes affordable  
6 housing.

7 \* \* \*

8 (d) For the purposes of this section, an appeal shall not include the  
9 following:

10 (1) Any residential and mixed-use development containing up to 25  
11 dwelling units within areas served by municipal sewer and water infrastructure.

12 (2) Any permitted residential and mixed-use development that does not  
13 require conditional use review. Development requiring conditional use review  
14 may be appealed.

15 (3) Any housing or mixed-use development located within a designated  
16 center in a zoning district that allows residential development.

17 Sec. 16. 10 V.S.A. § 8507 is added to read:

18 § 8507. APPEAL; BOND

19 (a) If an aggrieved person elects to appeal the judgment of the appropriate  
20 municipal panel on an application for a housing project to the court under this  
21 chapter, the court shall require that person give security by posting a bond to

1 the State, in a sufficient sum, as the court directs, to compensate the permit  
2 applicant for:

3 (1) At least half of reasonable associated costs incurred by the permit  
4 applicant as a direct result of the appeal if the appeal is denied but found to be  
5 nonfrivolous. As used in this subdivision, a “frivolous appeal” means an  
6 appeal that would not have a reasonable chance of success, such as an appeal  
7 that is unsupported.

8 (2) All reasonable associated costs incurred by the permit applicant as a  
9 direct result of the appeal as well as additional injury if the appeal is denied  
10 and found to be frivolous,  
11 or returned to the appealing party if the appeal is successful.

12 (b) A motion to waive the appeal bond will be allowed if the party is  
13 indigent and has nonfrivolous grounds for appeal.

14 (c) As used in this section, “denied” means that the court’s decision  
15 affirmed the appropriate municipal panel’s decision.

16 Sec. 17. 24 V.S.A. § 4464 is amended to read:

17 § 4464. HEARING AND NOTICE REQUIREMENTS; DECISIONS AND  
18 CONDITIONS; ADMINISTRATIVE REVIEW; ROLE OF  
19 ADVISORY COMMISSIONS IN DEVELOPMENT REVIEW

20 \* \* \*

21 (b) Decisions.

1 (1) The appropriate municipal panel may recess the proceedings on any  
2 application pending submission of additional information. The panel should  
3 close the evidence promptly after all parties have submitted the requested  
4 information. The panel shall adjourn the hearing and issue a decision within  
5 ~~45~~ 60 days after the ~~adjournment of the hearing~~ application was submitted, and  
6 failure of the panel to issue a decision within this period shall be deemed  
7 approval and shall be effective on the ~~46th~~ 61st day. The application shall be  
8 deemed approved regardless of if the panel was unable to reach a quorum  
9 during the 60 days. Decisions shall be issued in writing and shall include a  
10 statement of the factual bases on which the appropriate municipal panel has  
11 made its conclusions and a statement of the conclusions. The minutes of the  
12 meeting may suffice, provided the factual bases and conclusions relating to the  
13 review standards are provided in conformance with this subsection.

14 \* \* \*

15 Sec. 18. 24 V.S.A. § 4428 is added to read:

16 § 4428. PARKING BYLAWS

17 (a) Parking regulation. Consistent with section 4414 of this title and with  
18 this section, a municipality may regulate parking.

19 (b) Tandem parking. Tandem parking shall count toward residential  
20 parking space requirements. As used in this subsection, “tandem parking”

1 means a narrow parking space that can accommodate two or more vehicles  
2 parked in a single-file line.

3 (c) Parking space size standards. For the purpose of residential parking, a  
4 municipality shall define a parking space as not larger than eight feet by  
5 16 feet.

6 (d) Existing nonconforming parking. A municipality shall allow an  
7 existing nonconforming parking space to count toward the parking requirement  
8 of an existing residential building if new residential units are added to the  
9 building.

10 (e) Adjacent lots. A municipality shall allow excess parking spaces in an  
11 adjacent lot to count toward the parking requirement of a residential building.

12 Sec. 19. APPROPRIATION

13 The sum of \$250,000.00 is appropriated from the General Fund to the  
14 municipal portion of the Municipal and Regional Planning Fund established in  
15 24 V.S.A. § 4306 to assist municipalities in adjusting their zoning bylaws to  
16 align with 2023 Acts and Resolves No. 47, updates to the State Designation  
17 Program under 24 V.S.A. chapter 76A, and Act 250 reform.

18 Sec. 20. 24 V.S.A. § 4412 is amended to read:

19 § 4412. REQUIRED PROVISIONS AND PROHIBITED EFFECTS

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

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

3 \* \* \*

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

12 (i) a permitted use, unless that district specifically requires  
13 multiunit structures to have more than four dwelling units; and

14 (ii) a permitted use on a lot that is least one-fifth of an acre in size.

15 \* \* \*

16 (12) In any area served by municipal sewer and water infrastructure that  
17 allows residential development, bylaws shall establish lot and building  
18 dimensional standards that allow five or more dwelling units per acre for each  
19 allowed residential use, ~~and density~~ with that standard being applied on a  
20 proportional basis, allowing one unit for every one-fifth of an acre. Any lot  
21 that is smaller than one acre but granted a variance of not more than 10 percent

1 shall be treated as one acre for the purposes of this subsection. Density and  
2 minimum lot size standards for multiunit dwellings shall not be more  
3 restrictive than those required for single-family dwellings.

4 (13) In any area served by municipal sewer and water infrastructure that  
5 allows residential development, bylaws shall permit any affordable housing  
6 development, as defined in subdivision 4303(2) of this title, including mixed-  
7 use development, to exceed density limitations for residential developments by  
8 an additional 40 percent, rounded up to the nearest whole unit, which shall  
9 include exceeding maximum height limitations by one floor, provided that the  
10 structure complies with the Vermont Fire and Building Safety Code.

11 Sec. 21. 24 V.S.A. § 4413 is amended to read:

12 § 4413. LIMITATIONS ON MUNICIPAL BYLAWS

13 (a)(1) The following uses may be regulated only with respect to location,  
14 size, height, building bulk, yards, courts, setbacks, density of buildings, off-  
15 street parking, loading facilities, traffic, noise, lighting, landscaping, and  
16 screening requirements, and only to the extent that regulations do not have the  
17 effect of interfering with the intended functional use:

18 (A) State- or community-owned, ~~and~~ -operated, or -funded  
19 institutions ~~and~~ or facilities, or institutions or facilities that may be privately  
20 held, but serve a public function;

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

3 (C) churches and other places of worship, convents, and parish  
4 houses;

5 (D) public and private hospitals;

6 (E) regional solid waste management facilities certified under  
7 10 V.S.A. chapter 159;

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

10 (G) emergency shelters; and

11 (H) hotels and motels converted to permanently affordable housing  
12 developments.

13 \* \* \*

14 Sec. 22. 24 V.S.A. § 4429 is added to read:

15 § 4429. LOT COVERAGE BYLAWS

16 (a) A municipality shall allow for lot coverage of at least 50 percent in  
17 areas served by municipal water and sewer infrastructure.

18 (b) A municipality shall allow for a lot coverage bonus of 20 percent on  
19 lots that allow access to new or subdivided lots without road frontage.

1           (c) A municipality shall approve a lot that does not comply with required  
2           lot coverage if lots for new housing are created through subdivision in areas  
3           served by municipal water and sewer infrastructure.

4       Sec. 23. 24 V.S.A. § 4412 (14) is added to read:

5           (14) Any permanently affordable housing development located on land  
6           owned by a religious non-profit shall be a permitted use.

7       Sec. 24. 10 V.S.A. § 8504 is amended to read:

8       § 8504. APPEALS TO THE ENVIRONMENTAL DIVISION

9   \* \* \*

10           (k) Limitations on appeals. Notwithstanding any other provision of this  
11       section:

12           (1) there shall be no appeal from a District Commission decision when  
13       the Commission has issued a permit and no hearing was requested or held, or  
14       no motion to alter was filed following the issuance of an administrative  
15       amendment;

16           (2) a municipal decision regarding whether a particular application  
17       qualifies for a recorded hearing under 24 V.S.A. § 4471(b) shall not be subject  
18       to appeal;

19           (3) if a District Commission issues a partial decision under subsection  
20       6086(b) of this title, any appeal of that decision must be taken within 30 days  
21       of the date of that decision; and









1                    (II) As used in this subdivision (x), “road” shall include any  
2                    new road or upgrade of a Class 4 highway by a person other than a  
3                    municipality, including a road that will be transferred to or maintained by a  
4                    municipality after its construction or upgrade. For the purposes of this  
5                    subdivision (II), routine maintenance of a Class 4 highway or stormwater  
6                    improvement required pursuant to section 1264 of this title shall not constitute  
7                    an “upgrade.”

8                    (aa) Routine maintenance shall include replacing a culvert  
9                    or ditch, applying new stone, grading, or making repairs after adverse weather.

10                    (bb) Routine maintenance shall not include changing the  
11                    size of the road, changing the location or layout of the road, or adding  
12                    pavement.

13                    (III) For the purpose of determining the length under this  
14                    subdivision, the length of all roads and driveways within the tract or tracts of  
15                    land constructed within any continuous period of 10 years after October 1,  
16                    2024 shall be included.

17                    (IV) This subdivision (x) shall not apply to

18                    (aa) a road constructed for a municipal, county, or State  
19                    purpose; a utility corridor of an electric transmission or distribution company;  
20                    or a road located entirely within in a designated downtown or neighborhood  
21                    development area.



1 approval. The Regional Planning Commission shall then review the proposal  
2 to ensure it is consistent with the regional plan, and provide additional  
3 technical input and advice as needed to improve the application.

4 (2) If the Regional Planning Commission concurs with the  
5 municipality’s application, the municipality would submit the application to  
6 the Board for approval. During this review, the Regional Planning  
7 Commission’s concurrence would create a presumption that the application is  
8 consistent with the regional plan

9 (3) If the Regional Planning Commission raises objections to the  
10 municipality’s application, the municipality may choose to rework the  
11 application and resubmit it to the Regional Planning Commission or go ahead  
12 and submit the application for review by the Board without Regional Planning  
13 Commission approval. In the later instance, the municipality would have to  
14 demonstrate to the Board that the application is consistent with the regional  
15 plan and explain why it chose not to re-work its application.

16 (4) The Board would oversee a public review process, provide  
17 opportunities for comment, and then issue a determination on the application.

18 (5) There shall be a process for challenging and appealing designation  
19 decisions at the time of the certification or re- certification.

20 (6) Municipalities that apply for Tier 1 designated areas, but do not  
21 succeed, may subsequently re-apply.

1           (7) Municipalities that have designated areas approved for Tier 1B  
2           status can later apply for designating the areas Tier 1A. Municipalities can  
3           modify their approved plans and re-apply.

4           (8) Tier 1A or 1B area designation must be reviewed and re-certified  
5           every 8 years.

6           (b) The Board’s rules shall establish qualifications for Tier 1A and Tier 1B,  
7           which shall at a minimum include:

8           (1) A municipal plan that is approved in accordance with 24 V.S.A.  
9           § 4350.

10           (2) Municipal flood hazard planning, applicable to the entire  
11           municipality, in accordance with 24 V.S.A. V.S.A. § 4382(12) and the  
12           guidelines issued by the Department pursuant to 24 V.S.A. § 2792(d).

13           (3) Flood hazard and river corridor bylaws, applicable to the entire  
14           municipality, that are consistent with the standards established pursuant to  
15           subsection 755(b) of this title (flood hazard) and subsection 1428(b) of this  
16           title (river corridor).

17           (4) Permanent zoning and subdivision bylaws that do not include broad  
18           exemptions that exclude significant private or public land development from  
19           requiring a municipal land use permit.

20           (5) Permitted water and wastewater systems with the capacity to support  
21           additional development within the planned growth area. The municipality

1 shall have adopted consistent policies, by municipal plan and ordinance, on the  
2 allocation, connection, and extension of water and wastewater lines that  
3 include a defined service area to support the planned growth area.

4 (6) Municipal staff adequate to support coordinated comprehensive and  
5 capital planning, development review, and zoning administration in the  
6 planned growth area.

7 (7) The applicable regional plan has been approved by the Board.

8 (8) Tier 1A shall additional requirements.

9 (c) On or before October 1, 2025, the Board shall adopt rules establishing  
10 the process for designating Tier 3 areas. The rules shall at a minimum include  
11 provisions for the following:

12 (1) Each respective Regional Planning Commission would recommend a  
13 mapping process for identifying Tier 3 areas. This shall include a process for  
14 reviewing existing maps, such as Vermont Conservation Design and other  
15 available science-based resources, a process for public comment, and  
16 authorization of a statewide board to review and approve Tier 3 designations.

17 (2) Each Regional Planning Commission would be primarily responsible  
18 for conducting the mapping, in consultation with municipalities, based on  
19 consistent and robust standards, and with additional resources and technical  
20 support from the state. The Regional Planning Commissions would submit  
21 their maps to the Board for approval through a public process, with



1 opportunities for public comment and appeal. Municipalities shall have an  
2 opportunity to oppose or appeal the Regional Planning Commission’s  
3 proposed maps if they disagree with the Regional Planning Commission’s  
4 determinations.

5 Sec. 30. 24 V.S.A. § 4382 is amended to read:

6 § 4382. THE PLAN FOR A MUNICIPALITY

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

11 \* \* \*

12 (2) A land use plan, which shall consist of a map and statement of  
13 present and prospective land uses, that:

14 \* \* \*

15 (C) Identifies those areas, if any, proposed for designation under  
16 chapter 76A of this title or 10 V.S.A. § 6032, together with, for each area  
17 proposed for designation, an explanation of how the designation would further  
18 the plan’s goals and the goals of section 4302 of this title; and how the area  
19 meets the requirements for the type of designation to be sought.

20 \* \* \*

1 Sec. 31. 10 V.S.A. § 6081 is amended to read:

2 § 6081. PERMITS REQUIRED; EXEMPTIONS

3 \* \* \*

4 (z) Notwithstanding any other provision of this chapter to the contrary, no  
5 permit or permit amendment is required for any subdivision, development, or  
6 change to an existing project that is located entirely within a Tier 1A planned  
7 growth area designated under section 6032 of this chapter. Notwithstanding  
8 any other provision of this chapter to the contrary, no permit or permit  
9 amendment is required for 50 units or fewer of housing located entirely within  
10 a Tier 1B 1A planned growth area designated under section 6032 of this  
11 chapter. Upon receiving notice and a copy of the permit issued by an  
12 appropriate municipal panel pursuant to 24 V.S.A. § 4460(f), a previously  
13 issued permit for a development or subdivision located in a planned growth  
14 area shall remain attached to the property. However, neither the Board nor the  
15 Agency of Natural Resources shall enforce the permit or assert amendment  
16 jurisdiction on the tract or tracts of land unless the designation is revoked or  
17 the municipality has not taken any action to enforce the conditions of the  
18 permit.

19 \* \* \* Taxes \* \* \*

20 Sec. 32. 32 V.S.A. § 3800(q) is added to read:

1       (q) The statutory purpose of the exemption under 32 V.S.A. chapter 125,  
2       subchapter 3 for new construction or rehabilitation is to lower the cost of new  
3       construction or rehabilitation of residential properties in this State.

4       Sec. 33. 32 V.S.A. chapter 125, subchapter 3 is added to read:

5               Subchapter 3. New Construction or Rehabilitation Exemption

6       § 3870. DEFINITIONS

7               As used in this subchapter:

8               (1) “Agency” means the Agency of Commerce and Community  
9       Development as established under 3 V.S.A. § 2402.

10              (2) “Appraisal value” has the same meaning as in subdivision  
11       3481(1)(A) of this title.

12              (3) “Exemption period” has the same meaning as in subsection 3871(d)  
13       of this subchapter.

14              (4) “New construction” means the building of new dwellings.

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

19              (6)(A) “Qualifying improvement” means new construction or a physical  
20       change to an existing dwelling or other structure beyond normal and ordinary  
21       maintenance, painting, repairs, or replacements, provided the change:

1           (i) results in new or rehabilitated dwellings that are designed to be  
2           occupied as principal residences and not as short-term rentals as defined under  
3           18 V.S.A. § 4301(a)(14); and

4           (ii) occurred through new construction, rehabilitation, or both  
5           during the 12 months immediately preceding or immediately following  
6           submission of an exemption application under this subchapter.

7           (B) “Qualifying improvement” does not mean new construction or a  
8           physical change to any portion of a mixed-use building as defined under  
9           10 V.S.A. § 6001(28) that is not used as a principal residence.

10           (7)(A) “Qualifying property” means a structure that is:

11           (i) located within a designated downtown district, village center,  
12           or neighborhood development area determined pursuant to 24 V.S.A. chapter  
13           76A or a new market tax credit area determined pursuant to 26 U.S.C. § 45D,  
14           or both;

15           (ii) composed of one or more dwellings designed to be occupied  
16           as principal residences, provided:

17           (I) none of the dwellings shall be occupied as short-term rentals  
18           as defined under 18 V.S.A. § 4301(a)(14) before the exemption period ends;

19           and

1                    (II) a structure with more than one dwelling shall only qualify  
2                    if it meets the definition of mixed-income housing under 10 V.S.A.

3                    § 6001(27);

4                    (iii) undergoing, has undergone, or will undergo qualifying  
5                    improvements; and

6                    (iv) in compliance with all relevant permitting requirements.

7                    (B) “Qualifying property” may have a mixed use as defined under  
8                    10 V.S.A. § 6001(28).

9                    (C) “Qualifying property” does not mean property located within a  
10                    tax increment financing district established under 24 V.S.A. chapter 53,  
11                    subchapter 5.

12                    (8) “Rehabilitation” means extensive repair, reconstruction, or  
13                    renovation of an existing dwelling or other structure, with or without  
14                    demolition, new construction, or enlargement, provided the repair,  
15                    reconstruction, or renovation:

16                    (A) is for the purpose of eliminating substandard structural, housing,  
17                    or unsanitary conditions or stopping significant deterioration of the existing  
18                    structure; and

19                    (B) equals or exceeds a total cost of 15 percent of the grand list value  
20                    prior to repair, reconstruction, or renovation or \$75,000.00, whichever is less.

1           (9) “Taxable value” means the value of qualifying property that is taxed  
2           during the exemption period.

3           § 3871. EXEMPTION

4           (a) Value increase exemption. An increase in the appraisal value of a  
5           qualifying property due to qualifying improvements shall be exempted from  
6           property taxation pursuant to this subchapter by fixing and maintaining the  
7           taxable value of the qualifying property at the property’s grand list value in the  
8           year immediately preceding any qualifying improvements. A decrease in  
9           appraisal value of a qualifying property due to damage or destruction from fire  
10           or act of nature may reduce the qualifying property’s taxable value below the  
11           value fixed under this subsection.

12           (b) State education property tax exemption. The appraisal value of  
13           qualifying improvements to qualifying property shall be exempt from the State  
14           education property tax imposed under chapter 135 of this title as provided  
15           under this subchapter. The appraisal value exempt under this subsection shall  
16           not be exempt from municipal property taxation unless the qualifying property  
17           is located in a municipality that has voted to approve an exemption under  
18           subsection (c) of this section.

19           (c) Municipal property tax exemption. If the legislative body of a  
20           municipality by a majority vote recommends, the voters of a municipality may,  
21           at an annual or special meeting warned for that purpose, adopt by a majority

1 vote of those present and voting an exemption from municipal property tax for  
2 the value of qualifying improvements to qualifying property exempt from State  
3 property taxation under subsection (b) of this section. The municipal  
4 exemption shall remain in effect until rescinded in the same manner the  
5 exemption was adopted. Not later than 30 days after the adjournment of a  
6 meeting at which a municipal exemption is adopted or rescinded under this  
7 subsection, the town clerk shall report to the Director of Property Valuation  
8 and Review and the Agency the date on which the exemption was adopted or  
9 rescinded.

10 (d) Exemption period.

11 (1) An exemption under this subchapter shall start in the first property  
12 tax year immediately following the year in which an application for exemption  
13 under section 3872 of this title is approved and one of the following occurs:

14 (A) issuance of a certificate of occupancy by the municipal governing  
15 body for the qualifying property; or

16 (B) the property owner’s declaration of ownership of the qualifying  
17 property as a homestead pursuant to section 5410 of this title.

18 (2) An exemption under this subchapter shall remain in effect for five  
19 years, provided the property continues to comply with the requirements of this  
20 subchapter. When the exemption period ends, the property shall be taxed at its  
21 most recently appraised grand list value.

1           (3) The municipal exemption period for a qualifying property shall start  
2           and end at the same time as the State exemption period; provided that, if a  
3           municipality first votes to approve a municipal exemption after the State  
4           exemption period has already started for a qualifying property, the municipal  
5           exemption shall only apply after the vote and notice requirements have been  
6           met under subsection (c) of this section and shall only continue until the State  
7           exemption period ends.

8           § 3872. ADMINISTRATION AND CERTIFICATION

9           (a) To be eligible for exemption under this subchapter, a property owner  
10           shall:

11           (1) submit an application to the Agency of Commerce and Community  
12           Development in the form and manner determined by the Agency, including  
13           certification by the property owner that the property and improvements qualify  
14           for exemption at the time of application and annually thereafter until the  
15           exemption period ends; and

16           (2) the certification shall include an attestation under the pains and  
17           penalties of perjury that the property will be used in the manner provided under  
18           this subchapter during the exemption period, including occupancy of dwellings  
19           as principal residences and not as short-term rentals as defined under 18 V.S.A.  
20           § 4301(a)(14), and that the property owner will either provide alternative  
21           housing for tenants at the same rent or that the property has been unoccupied



1 either by a tenant’s choice or for 60 days prior to the application. A

2 certification by the property owner granted under this subdivision shall:

3 (A) be coextensive with the exemption period;

4 (B) require notice to the Agency of the transfer or assignment of the  
5 property prior to transfer, which shall include the transferee’s or assignee’s full  
6 names, phone numbers, and e-mail and mailing addresses;

7 (C) require notice to any prospective transferees or assignees of the  
8 property of the requirements of the exemption under this subchapter; and

9 (D) require a new certification to be signed by the transferees or  
10 assignees of the property.

11 (b) The Agency shall establish and make available application forms and  
12 procedures necessary to verify initial and ongoing eligibility for exemption  
13 under this subchapter. Not later than 60 days after receipt of a completed  
14 application, the Agency shall determine whether the property and any proposed  
15 improvements qualify for exemption and shall issue a written decision  
16 approving or denying the exemption. The Agency shall notify the property  
17 owner, the municipality where the property is located, and the Commissioner  
18 of Taxes of its decision.

19 (c) If the property owner fails to use the property according to the terms of  
20 the certification, the Agency shall, after notifying the property owner,  
21 determine whether to revoke the exemption. If the exemption is revoked, the

1 Agency shall notify the property owner, the municipality where the property is  
2 located, and the Commissioner of Taxes. Upon notification of revocation, the  
3 Commissioner shall assess to the property owner:

4 (1) all State and municipal property taxes as though no exemption had  
5 been approved, including for any exemption period that had already begun;  
6 and

7 (2) interest pursuant to section 3202 of this title on previously exempt  
8 taxes.

9 (d) No new applications for exemption shall be approved pursuant to this  
10 subchapter after December 31, 2027.

11 Sec. 34. 32 V.S.A. § 4152(a) is amended to read:

12 (a) When completed, the grand list of a town shall be in such form as the  
13 Director prescribes and shall contain such information as the Director  
14 prescribes, including:

15 \* \* \*

16 (6) For those parcels that are exempt, the insurance replacement value  
17 reported to the local assessing officials by the owner under section 3802a of  
18 this title or what the full listed value of the property would be absent the  
19 exemption and the statutory authority for granting such exemption and, for  
20 properties exempt pursuant to a vote, the year in which the exemption became  
21 effective and the year in which the exemption ends; provided that, for parcels

1 exempt under chapter 125, subchapter 3 of this title, the insurance replacement  
2 value shall not be substituted for the full listed value of the property absent the  
3 exemption and the grand list shall indicate whether the exemption applies to  
4 the State property tax or both the State and municipal property taxes.

5 \* \* \*

6 Sec. 35. REPEALS; NEW CONSTRUCTION OR REHABILITATION  
7 EXEMPTION

8 The following are repealed on July 1, 2037:

9 (1) 32 V.S.A. § 3800(q) (statutory purpose); and

10 (2) 32 V.S.A. chapter 125, subchapter 3 (new construction or  
11 rehabilitation exemption).

12 Sec. 36. 32 V.S.A. § 4152(a) is amended to read:

13 (a) When completed, the grand list of a town shall be in such form as the  
14 Director prescribes and shall contain such information as the Director  
15 prescribes, including:

16 \* \* \*

17 (6) For those parcels that are exempt, the insurance replacement value  
18 reported to the local assessing officials by the owner under section 3802a of  
19 this title or what the full listed value of the property would be absent the  
20 exemption and the statutory authority for granting such exemption and, for  
21 properties exempt pursuant to a vote, the year in which the exemption became

1 effective and the year in which the exemption ends; ~~provided that, for parcels~~  
2 ~~exempt under chapter 125, subchapter 3 of this title, the insurance replacement~~  
3 ~~value shall not be substituted for the full listed value of the property absent the~~  
4 ~~exemption and the grand list shall indicate whether the exemption applies to~~  
5 ~~the State property tax or both the State and municipal property taxes.~~

6 Sec. 37. 32 V.S.A. § 9603 is amended to read:

7 § 9603. EXEMPTIONS

8 The following transfers are exempt from the tax imposed by this chapter:

9 \* \* \*

10 (27)(A) Transfers of blighted dwellings that the transferee certifies will  
11 be rehabilitated for occupancy as principal residences and not as short-term  
12 rentals as defined under 18 V.S.A. § 4301(a)(14), provided the rehabilitation is  
13 completed and occupied not later than three years after the date of the transfer.  
14 If, three years after the date of transfer, the rehabilitation has not been  
15 completed and occupied, then the tax imposed by this chapter shall become  
16 due.

17 (B) As used in this subdivision (27):

18 (i) “Blighted” means substandard structural or housing conditions,  
19 including unsanitary and unsafe dwellings and deterioration sufficient to  
20 constitute a threat to human health, safety, and public welfare.



1 ~~made to a continuing care retirement community regulated under 8 V.S.A.~~  
2 ~~chapter 151, which exceeds the deductibility limits for premiums paid during~~  
3 ~~the taxable year on qualified long term care insurance contracts under 26~~  
4 ~~U.S.C. 213(d)(10)(A).~~

5 \* \* \* Vermont Rental Housing Improvement Program \* \* \*

6 Sec. 39. 10 V.S.A. § 699 is amended to read:

7 § 699. VERMONT RENTAL HOUSING IMPROVEMENT PROGRAM

8 (a) Creation of Program.

9 (1) The Department of Housing and Community Development shall  
10 design and implement the Vermont Rental Housing Improvement Program,  
11 through which the Department shall award funding to statewide or regional  
12 nonprofit housing organizations, or both, to provide ~~competitive grants and~~  
13 forgivable loans to private landlords for the rehabilitation, including  
14 weatherization and accessibility improvements, of eligible rental housing units.

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

18 (3) A landlord shall not offer a unit created through the Program as a  
19 short-term rental, as defined in 18 V.S.A. § 4301, for the period a grant or loan  
20 agreement is in effect.



1 (e) Program requirements applicable to grants and five-year forgivable  
2 loans. For a grant awarded through the Program, the following requirements  
3 apply for a minimum period of five years:

4 \* \* \*

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

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

11 (f) Requirements applicable to 10-year forgivable loans. For a 10-year  
12 forgivable loan awarded through the Program, the following requirements  
13 apply for a minimum period of 10 years:

14 \* \* \*

15 Sec. 40. VERMONT RENTAL HOUSING IMPROVEMENT

16 APPROPRIATION

17 The sum of \$6,000,000.00 is appropriated from the General Fund to the  
18 Department of Housing and Community Development in fiscal year 2025 for  
19 the Vermont Housing Improvement Program established in 10 V.S.A. § 699.





1 the Manufactured Home Improvement and Repair Program established by  
2 2022 Acts and Resolves No. 182, Sec. 3, and amended from time to time.

3 \* \* \* Healthy Homes Initiative \* \* \*

4 Sec. 43. HEALTHY HOMES INITIATIVE APPROPRIATION

5 The sum of \$1,000,000.00 is appropriated from the General Fund to the  
6 Department of Environmental Conservation in fiscal year 2025 for the Healthy  
7 Homes Initiative.

8 \* \* \* Housing Infrastructure Revolving Loan Fund \* \* \*

9 Sec. 44. HOUSING INFRASTRUCTURE REVOLVING LOAN PROGRAM

10 (a) Creation; administration. The Vermont Housing Finance Agency shall  
11 design and implement a Housing Infrastructure Revolving Loan Program and  
12 shall create and administer a revolving loan fund to provide low- to no-interest  
13 loans to developers of residential units and municipalities of jurisdiction for  
14 investments in infrastructure to support the construction of housing and mixed-  
15 use developments. The Agency may utilize a reasonable percentage of  
16 appropriations made to the Agency for the Program to administer the Program.  
17 The Agency may cooperate with and subgrant funds to State agencies and  
18 political subdivisions and public and private organizations in order to carry out  
19 the purposes of this section.

1        (b) Loans; maximum interest rate. The Agency shall determine the term  
2        and interest rate of a loan. In no case shall the interest rate of a loan offered  
3        under the Program exceed one and a half percent per annum.

4        (c) Program design. When designing and implementing the Program, the  
5        Agency shall consult stakeholders and experts in the field.

6        (d) Revolving funds. The Agency shall retain payments of principal,  
7        interest, and any fees in a revolving loan fund, the amounts of which it shall  
8        use to issue future loans through the Program.

9        Sec. 45. HOUSING INFRASTRUCTURE REVOLVING LOAN FUND

10        APPROPRIATION

11        The sum of \$8,000,000.00 is appropriated from the General Fund to the  
12        Vermont Housing Finance Agency in fiscal year 2025 for the Housing  
13        Infrastructure Revolving Loan Fund.

14        \* \* \* Vermont State University Housing Development \* \* \*

15        Sec. 46. VERMONT STATE UNIVERSITY HOUSING DEVELOPMENT

16        APPROPRIATION

17        The sum of \$2,500,000.00 is appropriated from the General Fund to the  
18        Vermont Department of Buildings and General Services in fiscal year 2025 for  
19        the rehabilitation of 50 units on the Vermont State University Johnson campus,  
20        to be made available to rent to the general public at HUD Fair Market Rent.



1 amount of the subsidy remains with the home to offset the cost to future  
2 income-eligible homebuyers; ~~or~~

3 (B) the Agency recaptures the subsidy upon sale of the home and  
4 uses it for future awards under this Program; or

5 (C) 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)~~(C) of this subsection.

11 \* \* \*

12 Sec. 48. VERMONT AFFORDABLE HOME DEVELOPMENT PROGRAM  
13 APPROPRIATION

14 The sum of \$5,000,000.00 is appropriated from the General Fund to the  
15 Vermont Housing Finance Agency in fiscal year 2025 for the Vermont  
16 Affordable Home Development Program established by 2022 Acts and  
17 Resolves No. 182, Sec. 11, as amended from time to time.

18 \* \* \*Land Bank Study \* \* \*

19 Sec. 49. MUNICIPAL AND REGIONAL LAND BANKS; STUDY

20 (a) Creation. There is created a Municipal and Regional Land Bank Study  
21 Committee to review and consider models for creating municipal or regional

1 land banks, the purposes of which are to acquire and transfer for the purpose of  
2 revitalization blighted properties and underperforming real estate assets in  
3 Vermont communities.

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

5 (1) one current member of the House of Representatives, who shall be  
6 appointed by the Speaker of the House;

7 (2) one current member of the Senate, who shall be appointed by the  
8 Committee on Committees;

9 (3) three municipal leaders with geographic diversity appointed by  
10 {whomever};

11 (4) realtors appointed by {whomever};

12 (5) a representative of Habitat for Humanity appointed by {whomever};

13 (6) a representative of the Vermont Regional Planning Commissions  
14 appointed by {whomever};

15 (7) a representative of an affordable housing nonprofit appointed by  
16 {whomever};

17 (c) Powers and duties. The Committee shall study models for creating  
18 municipal or regional land banks and other alternative measures for floodplain  
19 management, including the following issues:

20 (1) best practices for land banks in the State;

21 (2) obstacles to developing land banks in the State;

1           (3) whether and how land banks and other revitalization tools may  
2           facilitate emergency land exchange to permit residents to remain in their home  
3           towns; and

4           (4) creating a municipal tool for residual value life estates to balance  
5           residents' needs to remain at home while facilitating long-term movement out  
6           of floodplains.

7           (d) Assistance. The Committee shall have the administrative, technical,  
8           and legal assistance of [named entity].

9           (e) Report. On or before December 15, 2024, the Task Force shall report to  
10          the Senate Committee on Economic Development, Housing and General  
11          Affairs with its findings and any recommendations for legislative action, which  
12          may be in the form of proposed legislation.

13          (f) Meetings.

14               (1) [Person] shall call the first meeting of the Committee to occur on or  
15               before [date].

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

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

19               (4) The Committee shall cease to exist upon submission of its findings  
20               and any recommendations for legislative action.

21          (g) Compensation and reimbursement.

1           (1) For attendance at meetings during adjournment of the General  
2           Assembly, a legislative member of the Committee serving in his or her  
3           capacity as a legislator shall be entitled to per diem compensation and  
4           reimbursement of expenses pursuant to 2 V.S.A. § 23 for not more than 6  
5           meetings.

6           (2) Other members of the Committee shall be entitled to per diem  
7           compensation and reimbursement of expenses as permitted under 32 V.S.A.  
8           § 1010 for not more than 6 meetings

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

11                           \* \* \* Middle-Income Homeownership \* \* \*

12           Sec. 50. 2023 Acts and Resolves No. 47, Sec. 36 is amended to read:

13           MIDDLE-INCOME HOMEOWNERSHIP DEVELOPMENT PROGRAM

14                           \* \* \*

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

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









1           (8) accessibility of the unit; and

2           (9) any other information the Department deems appropriate.

3           (c) Upon request of the Department of Housing and Community  
4           Development, and at least annually, a municipal, district, or other local  
5           government entity that operates a rental housing health and safety program that  
6           requires registration of a rental housing unit and a fee for inclusion on the  
7           registry shall provide to the Department the data for each unit that is required  
8           pursuant to subsection (b) of this section.

9           (d) The registry, and data collected by the registry, shall be protected  
10           pursuant to 1 V.S.A. § 317(c)(2) and may only be released to specifically  
11           designated persons who, in the discretion of the Department, shall use such  
12           data to further the public good. Registry data may not be disclosed to entities  
13           for the purposes of solicitation campaigns without express authority granted by  
14           the Department. Data about a specific unit may be disclosed to the owner or  
15           operator of the rental unit regulated by the registry for the purpose of  
16           informing the owner or operator of its registry status.

17           Sec. 53. 3 V.S.A. § 2479 is added to read:

18           § 2479. RENTAL HOUSING REGISTRATION

19           (a) Except as provided in subsection (c) of this section, an owner of rental  
20           housing that is subject to 9 V.S.A. chapter 137 shall:

1           (1) file with the Department of Taxes the landlord certificate required  
2           for the renter’s rebate or the renter credit program; and

3           (2) within 30 days after filing the certificate, register, provide the  
4           information required by subsection 2478(b) of this title, and pay to the  
5           Department of Housing and Community Development an annual registration  
6           fee of \$35.00 per rental unit unless the owner has within the preceding  
7           12 months:

8                   (A) registered the unit pursuant to subsection (b) of this section; or

9                   (B) registered the unit with a municipal, district, or other local  
10           government entity that operates a rental housing health and safety program  
11           with a rental registry that complies with subsection 2478(b) of this title.

12           (b) Except as provided in subsection (c) of this section, an owner of a  
13           short-term rental, as defined in 18 V.S.A. § 4301, shall, annually, within  
14           30 days after renting a unit, register with and pay to the Department of  
15           Housing and Community Development an annual registration fee of \$35.00 per  
16           rental unit unless the owner has within the preceding 12 months:

17                   (1) registered the unit pursuant to subsection (a) of this section; or

18                   (2) registered the unit with a municipal, district, or other local  
19           government entity that operates a rental housing health and safety program  
20           with a rental registry that complies with subsection 2478(b) of this title.

1       (c)(1) An owner of a mobile home lot within a mobile home park who has  
2       registered the lot with the Department of Housing and Community  
3       Development and who does not own a mobile home on the lot is exempt from  
4       registering the lot pursuant to this section.

5       (2) An owner of a mobile home lot within a mobile home park who has  
6       registered the lot with the Department and who owns a mobile home on the lot  
7       that is available for rent or rented shall register the property with the  
8       Department and pay a fee equal to the fee required by subdivision (a)(2) of this  
9       section less any fee paid within the previous 12 months pursuant to 10 V.S.A.  
10       § 6254(c).

11       (3) An owner of a mobile home who rents the mobile home, whether  
12       located in a mobile home park, shall register pursuant to this section.

13       (d) An owner of rental housing who fails to register pursuant to this section  
14       shall pay a late registration fee of \$150.00 and may be subject to administrative  
15       penalties not to exceed \$5,000.00 for each violation.

16       (e) The Department of Housing and Community Development shall  
17       maintain the registration fees collected pursuant to this section in a special  
18       fund entitled the Rental Housing Safety Special Fund, the proceeds of which  
19       the Department shall use:

20       (1) to hire authorized staff to administer the registry and registration  
21       requirements imposed in this section and in section 2478 of this title; and

1           (2) to provide funding to the Department of Public Safety to staff  
2           positions authorized to conduct rental housing health and safety inspections  
3           and enforcement pursuant to 20 V.S.A. chapter 172.

4           Sec. 54. DEPARTMENT OF HOUSING AND COMMUNITY

5                     DEVELOPMENT; POSITIONS

6           (a) The Department of Housing and Community Development is  
7           authorized to create one full-time classified position and one half-time  
8           classified position to administer and enforce the registry requirements created  
9           in 3 V.S.A. § 2478.

10           (b) In fiscal year 2025, the amount of \$200,000.00 is appropriated from the  
11           General Fund to the Department of Housing and Community Development as  
12           one-time startup funding to hire one or more of the positions authorized  
13           pursuant to subsection (a) of this section.

14           (c) The Department may hire additional staff authorized by this section to  
15           the extent funds become available from the Rental Housing Safety Special  
16           Fund created and maintained pursuant to 3 V.S.A. § 2479.

17           Sec. 55. 32 V.S.A. § 6069 is amended to read:

18                     § 6069. LANDLORD CERTIFICATE

19           (a) On or before January 31 of each year, the owner of land rented as a  
20           portion of a homestead in the prior calendar year shall furnish a certificate of  
21           rent to the Department of Taxes and to each claimant who owned a portion of

1 the homestead and rented that land as a portion of a homestead in the prior  
2 calendar year. The certificate shall indicate the proportion of total property tax  
3 on that parcel that was assessed for municipal property tax and for statewide  
4 property tax.

5 \* \* \*

6 (f) Annually on or before October 31, the Department shall prepare and  
7 make available to ~~a member of the public upon request~~ a database in the form  
8 of a sortable spreadsheet that contains the following information for each rental  
9 unit for which the Department received a certificate pursuant to this section:

- 10 (1) name of owner or landlord;
- 11 (2) phone number, e-mail address, and mailing address of landlord, as  
12 available;
- 13 (3) location of rental unit;
- 14 (4) type of rental unit;
- 15 (5) number of units in building; ~~and~~
- 16 (6) School Property Account Number;:
- 17 (7) year built;
- 18 (8) accessibility of rental unit; and
- 19 (9) any other information the Department deems appropriate.

20 \* \* \* Short-Term Rental Safety Regulation \* \* \*

21 Sec. 56. 18 V.S.A. § 4303 is amended to read:



1 § 4303. RULEMAKING

2 (a) The Commissioner shall adopt rules pursuant to 3 V.S.A. chapter 25 to  
3 establish minimum standards for the safe and sanitary operation of food or  
4 lodging establishments, ~~or~~ children’s camps, short-term rentals, or any  
5 combination thereof and for their administration and enforcement. The rules  
6 shall require that an establishment or short-term rental be constructed,  
7 maintained, and operated with strict regard for the health of the employees and  
8 the public pursuant to the following general requirements:

9 \* \* \*

10 (6) There shall be proper operation and maintenance of pools, recreation  
11 water facilities, spas, and related facilities within lodging establishments and  
12 short-term rentals.

13 (7) The Commissioner may adopt any other minimum conditions  
14 deemed necessary for the operation and maintenance of a food or lodging  
15 establishment or short-term rental in a safe and sanitary manner.

16 \* \* \*

17 \* \* \* Flood Risk Disclosure \* \* \*

18 Sec. 57. 27 V.S.A. § 380 is added to read:

19 § 380. DISCLOSURE OF INFORMATION; CONVEYANCE OF REAL

20 ESTATE

1       (a) Prior to or as part of a contract for the conveyance of real property, the  
2       seller shall provide the buyer with the following information:

3               (1) whether the real property is located in a Federal Emergency  
4       Management Agency mapped flood hazard area or whether the property is  
5       located in a fluvial erosion hazard area mapped by a municipality;

6               (2) whether the real property was ever subject to flooding; and

7               (3) the flood insurance rates for the real property, if applicable.

8       (b) The failure of the seller to provide the buyer with the information  
9       required under subsection (a) of this section is grounds for the buyer to  
10       terminate the contract prior to transfer of title or occupancy, whichever occurs  
11       earlier.

12       (c) A buyer of real estate who fails to receive the information required to be  
13       disclosed by a seller under subsection (a) of this section may bring an action to  
14       recover from the seller the amount of the buyer’s damages and reasonable  
15       attorney’s fees. The buyer may also seek punitive damages when the seller  
16       knowingly failed to provide the required information.

17       (d) A seller shall not be liable for damages under this section for any error,  
18       inaccuracy, or omission of any information required to be disclosed to the  
19       buyer under subsection (a) of this section when the error, inaccuracy, or  
20       omission was based on information provided by a public body or a by another  
21       person with a professional license or special knowledge who provided a

1 written report that the seller reasonably believed to be correct and that was  
2 provided by the seller to the buyer.

3 (e) Noncompliance with the requirements of this section shall not affect the  
4 marketability of title of a real property.

5 Sec. 58. 9 V.S.A. § 4466 is added to read:

6 § 4466. REQUIRED DISCLOSURE

7 A landlord shall disclose in advance of entering a rental agreement with a  
8 tenant whether any portion of the premises offered for rent is located in a  
9 Federal Emergency Management Agency mapped flood hazard area. This  
10 notice shall be provided in a separate written document given to the tenant at  
11 or before execution of the lease.

12 Sec. 59. 10 V.S.A. § 6236(e) is amended to read:

13 (e) All mobile home lot leases shall contain the following:

14 \* \* \*

15 (8) Notice that the mobile home park is in a flood hazard area if any lot  
16 within the mobile home park is wholly or partially located in a flood hazard  
17 area according to the flood insurance rate map effective for the mobile home  
18 park at the time the proposed lease is furnished to a prospective leaseholder.  
19 This notice shall be provided in a clear and conspicuous manner in a separate  
20 written document attached as an addendum to the proposed lease.

1 Sec. 60. 10 V.S.A. § 6201 is amended to read:

2 § 6201. DEFINITIONS

3 As used in this chapter, ~~unless the context requires otherwise:~~

4 (1) “Mobile home” means:

5 (A) a structure or type of manufactured home, including the  
6 plumbing, heating, air-conditioning, and electrical systems contained in the  
7 structure, that is:

8 (i) built on a permanent chassis;

9 (ii) designed to be used as a dwelling with or without a permanent  
10 foundation when connected to the required utilities;

11 (iii) transportable in one or more sections; and

12 (iv)(I) at least eight feet wide, 40 feet long, or when erected has at  
13 least 320 square feet; or

14 (II) if the structure was constructed prior to June 15, 1976, at  
15 least eight feet wide or 32 feet long; or

16 (B) any structure that meets all the requirements of this  
17 subdivision (1) except the size requirements, and for which the manufacturer  
18 voluntarily files a certification required by the U.S. Department of Housing  
19 and Urban Development and complies with the construction and safety  
20 standards established under Title 42 of the U.S. Code.

21 (C) [Repealed.]

1           (2) “Mobile home park” means any parcel of land under single or  
2 common ownership or control that contains, or is designed, laid out, or adapted  
3 to accommodate, more than two mobile homes. “Mobile home park” does not  
4 mean premises used solely for storage or display of mobile homes. Mobile  
5 home park does not mean any parcel of land under the ownership of an  
6 agricultural employer who may provide up to four mobile homes used by full-  
7 time workers or employees of the agricultural employer as a benefit or  
8 condition of employment or any parcel of land used solely on a seasonal basis  
9 for vacation or recreational mobile homes.

10   \* \* \*

11           (13) “Flood hazard area” has the same meaning as in section 752 of this  
12 title.

13           (14) “Flood insurance rate map” means, for any mobile home park, the  
14 official flood insurance rate map describing that park published by the Federal  
15 Emergency Management Agency on its website.

16   \* \* \* Disaster Resiliency Investment Areas \* \* \*

17           Sec. 61. DISASTER RESILIENCY INVESTMENT AREAS; TAX  
18   INCREMENT FINANCING

19           (a) Definitions. As used in this section:

1           (1) “Committed” means pledged and appropriated for the purpose of the  
2           current and future payment of tax increment financing and related costs as  
3           defined in this section.

4           (2) “Coordinating agency” means any public or private entity from  
5           outside the municipality’s departments or offices and not employing the  
6           municipality’s staff, which has been designated by a municipality to administer  
7           and coordinate a DRIA during creation, public hearing process, approval  
8           process, or administration and operation during the life of the project,  
9           including overseeing infrastructure development, real property development  
10           and redevelopment, assisting with reporting, and ensuring compliance with  
11           statute.

12           (3) “Disaster Resiliency Investment Area” or “DRIA” means the  
13           developed parcel or combined parcels which are impacted by disasters or other  
14           disaster events, as well as the parcel or combined parcels needed to allow for  
15           replacement development.

16           (4) “Financing” means debt incurred, including principal, interest, and  
17           any fees or charges directly related to that debt, or other instruments or  
18           borrowing used by a municipality to pay for improvements and related costs  
19           for the approved DRIA, only if authorized by the legal voters of the  
20           municipality [in accordance with subsection (f)]. Payment for eligible related  
21           costs may also include direct payment by the municipality using the tax

1 increment. If interfund loans within the municipality are used as the method of  
2 financing, no interest shall be charged.

3 (5) “Improvements” means the installation, new construction, or  
4 reconstruction of infrastructure that will serve a public purpose and support  
5 disaster resiliency, including utilities, transportation, public facilities and  
6 amenities, land and property acquisition and demolition, brownfield  
7 remediation, site preparation, and any disaster resiliency improvements  
8 whether on public or private property. “Improvements” also means the  
9 funding of debt service interest payments.

10 (6) “Legislative body” means the mayor and alderboard, the city  
11 council, the selectboard, and the president and trustees of an incorporated  
12 village, as appropriate.

13 (7) “Municipality” means a city, town, or incorporated village.

14 (8) “Original taxable value” means the total valuation as determined in  
15 accordance with 32 V.S.A chapter 129 of all taxable real property located  
16 within the DRIA as of the creation date, provided that:

17 (A) no parcel within the project shall be divided or bisected; and

18 (B) the value of any parcel that transitions to municipal ownership  
19 after the creation of a DRIA to provide disaster resiliency meeting or  
20 exceeding current State laws and rules and is sold to private owners for

1 commercial or residential use shall be deemed to be \$0.00 in the property tax  
2 year of municipal purchase.

3 (9) “Related costs” means expenses incurred and paid by the  
4 municipality, exclusive of the actual cost of constructing and financing  
5 improvements, that are directly related to the creation and implementation of  
6 the project, including reimbursement of sums previously advanced by the  
7 municipality for those purposes and use of a coordinating agency. Related  
8 costs may not include direct municipal expenses such as departmental or  
9 personnel costs.

10 (10) “Conserved parcel increment credit” means credit for last collection  
11 of municipal and education taxes projected over the life of the project using the  
12 listed value prior to the disaster that resulted in participation in this program.  
13 This is a tax calculation on the listed value of the parcel or parcels prior to the  
14 disaster to continue to provide that amount in municipal and education  
15 property tax to the DRIA. The municipal taxes associated with a conserved  
16 parcel increment credit will be taken from the aggregate municipal property  
17 taxes collected and deposited in the special DRIA account each fiscal year.  
18 This credit will be applied after the parcel in question has been purchased by  
19 the municipality and permanently conserved for disaster resiliency purposes.

20 (b) [Pilot program.]



1        (c) General authority. Under the program established in subsection (b) of  
2        this section, a municipality, upon approval of its legislative body, may apply to  
3        the Vermont Economic Progress Council pursuant to the process set forth in  
4        subsection (e) of this section [to use tax increment financing] to encourage  
5        disaster resiliency that will allow for redevelopment of damaged property and  
6        relocation or development of privately-owned structures.

7        (d) Eligibility.

8            (1) A municipality is only authorized to apply for a project under this  
9        section if:

10            (A) the Governor has declared a disaster [covering the municipality];

11        or

12            (B) Vermont Emergency Management, in consultation with the  
13        Agency of Natural Resources and the Agency of Transportation, determines  
14        the municipality is vulnerable to elevated disaster risks as reported in the State  
15        Hazard Mitigation Plan.

16            (2) The municipality must demonstrate that:

17            (A) infrastructure improvements are needed to allow for community  
18        development in an area that is disaster resilient;

19            (B) the proposed infrastructure improvements and the projected  
20        development or redevelopment are compatible with confirmed municipal and  
21        regional development plans;

1           (C) the proposed improvements will reduce or eliminate long-term  
2 risk to people and property from future hazards, as approved by Vermont  
3 Emergency Management; and

4           (D) it has the ability to manage the project with requisite experience  
5 and a plan for fiscal viability.

6           (3) A municipality with an approved tax increment financing district is  
7 authorized to apply for a DRIA under this section. Any parcel approved under  
8 this section will be removed from its existing tax increment financing district.

9           (e) Approval process. The Vermont Economic Progress Council shall do  
10 all of the following to approve an application submitted pursuant to subsection  
11 (c) of this section:

12           (1) Review each application in coordination with the Agency of Natural  
13 Resources, Vermont Emergency Management, and the Agency of  
14 Transportation to determine that:

15           (A) the project will provide for disaster resiliency and the  
16 infrastructure improvements proposed will serve the proposed development;

17           (B) there will be community development which replaces the  
18 property lost as a result of the disaster that will increase grand list values; and

19           (C) [the amount of tax revenue expected to be generated as a result of  
20 the proposed project]

1           (2) Determine that each application meets all of the following  
2           requirements:

3                   (A) the municipality held public hearings and established a project;

4                   (B) the municipality has developed a Disaster Resiliency Investment  
5           Area plan, including a project description; a development financing plan; a pro  
6           forma projection of expected costs; a projection of revenues; and a  
7           development schedule that includes a list, a cost estimate, and a schedule for  
8           public improvements and projected private development to occur as a result of  
9           the improvements; and

10                   (C) the municipality has approved or pledged the utilization of  
11           incremental municipal tax revenues for the purposes of the DRIA; and

12                   (3) Determine there is a relationship between the improvements and the  
13           expected development and redevelopment for the project and expected  
14           outcomes in the DRIA.

15                   (f) Incurring indebtedness.

16                   (1) A municipality approved under the process set forth in subsection (e)  
17           of this section may incur indebtedness against revenues to provide funding to  
18           pay for improvements and related costs for the DRIA.

19                   (2) The municipality shall be authorized to incur indebtedness only after  
20           the legal voters of the municipality, by a majority vote of all voters present and  
21           voting on the question at a special or annual municipal meeting duly warned

1 for the purpose, authorize the legislative body to pledge the credit of the  
2 municipality, borrow, or otherwise secure the debt for the specific purposes so  
3 warned. The creation of the project shall occur at 12:01 a.m. on April 1 of the  
4 calendar year the Vermont Economic Progress Council approves the DRIA].

5 (3) A municipality approved under the process set forth in subsection (e)  
6 of this section may incur indebtedness against revenues of the DRIA at any  
7 time during a period of up to five years following Vermont Economic Progress  
8 Council approval of the DRIA. Any indebtedness incurred under this  
9 subsection may be retired over any period authorized by the legislative body of  
10 the municipality. The DRIA shall continue until the date and hour the  
11 indebtedness is retired or, if no debt is incurred, five years following Vermont  
12 Economic Progress Council approval of the DRIA.

13 (g) Original taxable value. As of the date the project is approved by the  
14 legislative body of the municipality, the lister or assessor for the municipality  
15 shall work with the Vermont Economic Progress Council and the Vermont  
16 Department of Taxes to certify the original taxable value and shall report to  
17 Vermont Economic Progress Council in each year thereafter during the life of  
18 the DRIA the amount by which the total valuation as determined in accordance  
19 with 32 V.S.A. chapter 129 of all taxable real property located within the  
20 DRIA has increased or decreased relative to the original taxable value.

21 (h) Tax increments and credits.

1           (1) In each year following the approval of the DRIA, the lister or  
2           assessor shall include not more than the original taxable value of the real  
3           property in the assessed valuation upon which the treasurer computes the rates  
4           of all taxes levied by the municipality and every other taxing district in which  
5           the DRIA is situated, but the treasurer shall extend all rates so determined  
6           against the entire assessed valuation of real property for that year. In each  
7           year, the municipality shall hold apart, rather than remit to the taxing districts,  
8           that proportion of all taxes paid that year on the real property within the project  
9           that the excess valuation bears to the total assessed valuation. The amount  
10           held apart each year is the “tax increment” for that year. Revenues shall be  
11           segregated by the municipality in a special DRIA account and in its official  
12           books and records until all capital indebtedness of the project has been fully  
13           paid. The final payment shall be reported to the treasurer, who shall thereafter  
14           include the entire assessed valuation of the project in the assessed valuations  
15           upon which municipal and other tax rates are computed and extended and  
16           thereafter no taxes from the project shall be deposited in the project’s DRIA  
17           account.

18           (2) In each year, a municipality shall remit not less than the education  
19           taxes collected on the aggregate original taxable value to the Education Fund  
20           for those parcels which remain in private ownership after the formation of the  
21           DRIA less any conserved parcel increment credit.

1           (3) Notwithstanding any charter provision or other provision, all  
2           property taxes assessed within a DRIA shall be subject to the provisions of  
3           subdivisions (1) and (2) of this subsection. Special assessments levied under  
4           24 V.S.A. chapters 76A or 87 or under a municipal charter shall not be  
5           considered property taxes for the purpose of this section if the proceeds are  
6           used exclusively for operating expenses related to properties within the project  
7           and not for improvements within the district, as defined in subdivision (a)(5) of  
8           this section.

9           (4) Amounts held apart under subdivision (1) of this subsection shall  
10          only be used for financing and related costs as defined in subsection (a) of this  
11          section.

12          (i) Use of tax increment.

13           (1) Education property tax increment. For only debt incurred within the  
14           period permitted under subdivision (f)(3) of this section after approval of the  
15           DRIA, all education tax increment may be retained to service the debt and  
16           related costs, beginning the first year in which the DRIA is approved by the  
17           Vermont Economic Progress Council. Upon approval of the DRIA, the  
18           Vermont Economic Progress Council shall notify the Department of Taxes and  
19           establish the beginning of the retention period of the education tax increment.

20           (2) Use of the municipal property tax increment. For only debt incurred  
21           within the period permitted under subdivision (f)(3) of this section after

1 approval of the project, all municipal tax increment shall be retained to service  
2 the debt and related costs, beginning the first year in which the DRIA is  
3 approved by Vermont Economic Progress Council.

4 (3) Retention of tax increment shall continue until all debt is retired.

5 (j) Distribution. Of the municipal and education tax increments received in  
6 any tax year that exceed the amounts committed for the payment of the  
7 financing for improvements and related costs for the DRIA, equal portions of  
8 each increment may be retained for the following purposes: prepayment of  
9 principal and interest on the financing, placed in a special account required by  
10 subdivision (h)(1) of this section and used for future financing payments, or  
11 used for defeasance of the financing. Any remaining portion of the excess  
12 municipal tax increment shall be distributed to the city, town, or village  
13 budget, in the proportion that each budget bears to the combined total of the  
14 budgets, unless otherwise negotiated by the city, town, or village, and any  
15 remaining portion of the excess education tax increment shall be distributed to  
16 the Education Fund.

17 (k) Information reporting. Every municipality with an approved project  
18 pursuant to this section shall:

19 (1) Develop a system, segregated for the project, to identify, collect, and  
20 maintain all data and information necessary to fulfill the reporting  
21 requirements of this section, including performance measures.

1           (2) Provide, as required by events, notification to the Vermont  
2           Economic Progress Council and the Department of Taxes regarding any DRIA  
3           debt obligations, public votes, or votes by the municipal legislative body  
4           immediately following such obligation or vote on a form prescribed by the  
5           Council, including copies of public notices, agendas, minutes, vote tally, and a  
6           copy of the information provided to the public in accordance with 24 V.S.A.  
7           § 1894(i).

8           (3) Annually:

9           (A) Ensure that the DRIA account required by subdivision (h)(1) of  
10           this section is subject to an annual independent audit. Procedures for the audit  
11           must include verification of the original taxable value and annual and total  
12           municipal and education tax increments generated, expenditures for debt and  
13           related costs, and current balance.

14           (B) On or before October 15 of each year, on a form prescribed by  
15           the Vermont Economic Progress Council, submit an annual report to the  
16           Vermont Economic Progress Council and the Department of Taxes, including  
17           the information required by subdivision (k)(2) of this section if not already  
18           submitted during the year, all information required by subdivision (A) of this  
19           subdivision (3), and any other information required by the Vermont Economic  
20           Progress Council or the Department of Taxes.





1 Sec. 65. 10 V.S.A. § 6201 is amended to read:

2 § 6201. DEFINITIONS

3 As used in this chapter, unless the context requires otherwise:

4 \* \* \*

5 (2)(A) “Mobile home park” means ~~any parcel of land under single or~~  
6 ~~common ownership or control~~ that contains, or is designed, laid out, or adapted  
7 to accommodate, more than two mobile homes, together with all improvements  
8 on the land, if held as:

9 (i) a parcel under single or common ownership or control; or

10 (ii) parcels managed together by a common interest community.

11 (B) “Mobile home park” does not mean premises used solely for  
12 storage or display of mobile homes. Mobile home park does not mean any  
13 parcel of land under the ownership of an agricultural employer who may  
14 provide up to four mobile homes used by full-time workers or employees of  
15 the agricultural employer as a benefit or condition of employment or any  
16 parcel of land used solely on a seasonal basis for vacation or recreational  
17 mobile homes.

18 Sec. 66. MOBILE HOME PARK INFRASTRUCTURE NEEDS

19 ASSESSMENT

20 (a) On or before January 15, 2025, the Department of Housing and  
21 Community Development shall submit a report to the Senate Committee on

1 Economic Development, Housing, and General Affairs on the near- and long-  
2 term infrastructure needs of each mobile home park in the State. The report  
3 shall recommend plans to address those needs.

4 (b) The sum of \$50,000.00 is appropriated from the General Fund to the  
5 Department of Housing and Community Development for the purpose of  
6 subsection (a) of this section.

7 Sec. 67. MANUFACTURED HOME IMPROVEMENT AND REPAIR

8 PROGRAM APPROPRIATIONS; INFRASTRUCTURE; MOBILE  
9 HOME REPAIR

10 (a) 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 improvements to mobile home park infrastructure under the Manufactured  
13 Home Improvement and Repair Program established by 2022 Acts and  
14 Resolves No. 182, Sec. 3, and amended from time to time.

15 (b) The sum of \$1,000,000.00 is appropriated from the General Fund to the  
16 Department of Housing and Community Development in fiscal year 2025 for  
17 expanding the Home Repair Awards program under the Manufactured Home  
18 Improvement and Repair Program established by 2022 Acts and Resolves No.  
19 182, Sec. 3, and amended from time to time.

20 Sec. 68. MOBILE HOME TECHNICAL ASSISTANCE APPROPRIATION



1        (c) Powers and duties. The Task Force shall study rent payment reporting  
2        programs and shall consider the following:

3            (1) existing programs, including those provided by the Champlain  
4        Housing Trust, Fannie Mae, and other states;

5            (2) positive-only and full-file reporting;

6            (3) opt-in, opt-out, and mandatory reporting;

7            (4) methods for developing resident trust in rent payment reporting; and

8            (5) best practices for raising awareness of a State pilot program among  
9        housing providers and renters.

10        (d) Assistance. The Task Force shall have the administrative, technical,  
11        and legal assistance of the Office of the State Treasurer.

12        (e) Report. On or before December 15, 2024, the Task Force shall report to  
13        the Senate Committee on Economic Development, Housing and General  
14        Affairs with its findings and any recommendations for legislative action, which  
15        may be in the form of proposed legislation.

16        (f) Meetings.

17            (1) The chair shall call the first meeting of the Task Force to occur on or  
18        before July 31, 2024.

19            (2) The State Treasurer or designee shall be the chair.

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



1           (3) a representative of Vermont Legal Aid with experience defending  
2           tenants in evictions actions, appointed by {whomever};

3           (4) a representative of the Vermont Landlords Association, appointed by  
4           {whomever}; and

5           (5) a representative of [entity], appointed by {whomever}.

6           (c) Powers and duties. The Committee shall study issues with Vermont’s  
7           current evictions process, including the following issues:

8           (1) whether current termination notice periods and evictions processing  
9           timelines reflect the correct balance between landlord and tenant interests;

10           (2) practical obstacles to the removal of unlawful occupants; and

11           (3) whether existing bases for termination are properly utilized,  
12           including specifically 9 V.S.A. § 4467(b)(2) (termination for criminal activity,  
13           illegal drug activity, or acts of violence);

14           (d) Assistance. The Committee shall have the administrative, technical,  
15           and legal assistance of [named entity].

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

20           (f) Meetings.

1           (1) [Person] shall call the first meeting of the Committee to occur on or  
2           before [date].

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

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

6           (4) The Committee shall cease to exist upon submission of its findings  
7           and any recommendations for legislative action.

8           (g) Compensation and reimbursement.

9           (1) For attendance at meetings during adjournment of the General  
10          Assembly, a legislative member of the Committee serving in his or her  
11          capacity as a legislator shall be entitled to per diem compensation and  
12          reimbursement of expenses pursuant to 2 V.S.A. § 23 for not more than 6  
13          meetings.

14          (2) Other members of the Committee shall be entitled to per diem  
15          compensation and reimbursement of expenses as permitted under 32 V.S.A.  
16          § 1010 for not more than 6 meetings

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



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\* \* \* Effective Dates \* \* \*

Sec. 71. EFFECTIVE DATES

(a) This section and Sec. 52 (rental housing registry) shall take effect on passage.

(b) Sec. 53 (rental housing registration) shall take effect on January 1, 2025.

(c) Sec. [22] (grand list contents, 32 V.S.A. § 4152(a)) shall take effect on July 1, 2037.

(d) Notwithstanding 1 V.S.A. § 214, Sec. Z (medical expenses deduction) shall take effect retroactively on January 1, 2023 and shall apply to taxable years beginning on and after January 1, 2023.

(e) All other sections shall take effect on July 1, 2024.