

1 TO THE HONORABLE SENATE:

2 The Committee on Judiciary to which was referred House Bill No. 227
3 entitled “An act relating to the Vermont Uniform Power of Attorney Act”
4 respectfully reports that it has considered the same and recommends that the
5 Senate propose to the House that the bill be amended In Sec. 1, 14 V.S.A.
6 chapter 127, subchapter 3, by striking out section 4052 in its entirety and
7 inserting in lieu thereof a new section 4052 to read as follows:

8 § 4052. STATUTORY SHORT FORM POWER OF ATTORNEY FOR
9 REAL ESTATE TRANSACTIONS

10 (a) A document substantially in the following form may be used to create a
11 statutory form power of attorney for a real estate transaction that has the
12 meaning and effect prescribed by this chapter.

13 VERMONT SHORT FORM POWER OF ATTORNEY FOR REAL ESTATE
14 TRANSACTIONS

15 This power of attorney authorizes another person (your agent) to take
16 actions for you (the principal) in connection with a real estate transaction (sale,
17 purchase, mortgage, or gift). Your agent will be able to make decisions and act
18 with respect to a specific parcel of land whether or not you are able to act for
19 yourself. The meaning of authority over subjects listed on this form is
20 explained in the Vermont Uniform Power of Attorney Act, 14 V.S.A. chapter
21 127.

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DESIGNATION OF AGENT

I/we _____ and _____

(Name(s) of Principal) appoint the following person as my (our) agent:

Name of Agent: _____

Name of Alternate Agent: _____

Address of Property that is the subject of this power of attorney

(Street): _____, (Municipality)

_____, Vermont.

Transaction for which the power of attorney is given:

Sale

Purchase

Mortgage

Refinance

Gift

GRANT OF AUTHORITY

I/we grant my (our) agent and any alternate agent authority named in this
power of attorney to act for me/us with respect to a real estate transaction
involving the property with the address stated above, including, but not limited
to, the powers described in 14 V.S.A. § 4034(2), (3), and (4) as provided in the
Vermont Uniform Power of Attorney Act, 14 V.S.A. chapter 127.

POWER TO DELEGATE

1 _____

2 State of _____

3 County of _____

4 This document was acknowledged before me on _____ (Date)

5 by _____.

6 (Name of Principal)

7 _____ (Seal, if any)

8 Signature of Notary _____

9 My commission expires: _____

10 (b) A power of attorney in the form above confers on the agent the powers
11 provided in subdivisions 4034 (2), (3) and (4) of this Chapter.

12 (c) Unless the language of the power of attorney expressly forbids
13 delegation of the authority, the agent may delegate the authority granted in the
14 power of attorney created under this provision to another person.

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18 (Committee vote: _____)

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Senator _____

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FOR THE COMMITTEE