

1 H.224

2 Introduced by Representative Lippert of Hinesburg

3 Referred to Committee on

4 Date:

5 Subject: Commerce and trade; housing; common interest communities

6 Statement of purpose: This bill proposes to create an exception for small
7 condominiums to the uniform common interest ownership act.

8 An act relating to small condominiums

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

10 Sec. 1. 27A V.S.A. § 1-209 is amended to read:

11 § 1-209. SMALL CONDOMINIUMS; EXCEPTION

12 ~~A condominium that will contain no more than 12 units and is not subject to~~
13 ~~any development rights, unless the declaration provides that the entire act is~~
14 ~~applicable, shall not be subject to subsection~~ Subsection 2-101(b), subdivisions
15 2-109(b)(2) and (11), subsection 2-109(g), section 2-115, and Article 4 of this
16 title shall not apply to a condominium if the declaration:

17 (1) creates fewer than ten units; and

18 (2) restricts ownership of a unit to entities that are controlled, affiliated
19 with, or managed by the declarant.

1 Sec. 2. REPEAL

2 Sec. 12 of No. 155 of the Acts of the 2009 Adj. Sess. (2010) is repealed.

3 Sec. 3. EFFECTIVE DATE

4 This act shall take effect on passage.