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H.215

Introduced by Representatives Partridge of Windham, Botzow of Pownal, Toll
of Danville, and Trieber of Rockingham

Referred to Committee on

Date:

Subject: Commerce and trade; residential rental agreements; termination of
tenancy

Statement of purpose of bill as introduced: This bill proposes to create an
expedited process for terminating tenancies.

An act relating to expedited termination of tenancy

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

Sec. 1. 9 V.S.A. § 4467 is amended to read:

§ 4467. TERMINATION OF TENANCY; NOTICE

(a) Termination for nonpayment of rent. The landlord may terminate a
tenancy for nonpayment of rent by providing actual notice to the tenant of the
date on which the tenancy will terminate which shall be at least ~~14~~ five days
after the date of the actual notice. The rental agreement shall not terminate if
the tenant pays or tenders rent due through the end of the rental period in
which payment is made or tendered. Acceptance of partial payment of rent

1 shall not constitute a waiver of the landlord's remedies for nonpayment of rent
2 or an accord and satisfaction for nonpayment of rent.

3 * * *

4 Sec. 2. 9 V.S.A. § 4468 is amended to read:

5 § 4468. TERMINATION OF TENANCY; ACTION FOR POSSESSION

6 If the tenant remains in possession after termination of the rental agreement,
7 without the express consent of the landlord, the landlord may bring an action
8 for possession, damages, and costs under ~~subchapter 3 of 12 V.S.A. chapter~~
9 ~~169 of Title 12, subchapter 3.~~ The court shall hold a hearing on the action
10 within five days after the tenant's last responsive pleading.

11 Sec. 3. EFFECTIVE DATE

12 This act shall take effect on July 1, 2013.