

1 TO THE HONORABLE SENATE:

2 The Committee on Finance to which was referred House Bill No. 687  
3 entitled “An act relating to community resilience and biodiversity protection  
4 through land use” respectfully reports that it has considered the same and  
5 recommends that the report of the Committee on Natural Resources and  
6 Energy be amended as follows:

7 First: By striking out Sec. 63, municipal and regional planning and  
8 resilience grant program, in its entirety and inserting in lieu thereof the  
9 following:

10 Sec. 63. [Deleted.]

11 Second: By striking out Sec. 72, downtown tax credit cap, in its entirety  
12 and inserting in lieu thereof the following:

13 Sec. 72. [Deleted.]

14 Third: By striking out Secs. 74–85 in their entirety and inserting in lieu  
15 thereof the following:

16 Sec. 74. ALLOCATIONS; PROPERTY TRANSFER TAX

17 Notwithstanding 10 V.S.A. § 312, 24 V.S.A. § 4306(a), 32 V.S.A.  
18 § 9610(c), or any other provision of law to the contrary, amounts in excess of  
19 \$32,954,775.00 from the property transfer tax shall be transferred into the  
20 General Fund. Of this amount:

1           (1) \$5,137,260.00 shall be transferred from the General Fund into the  
2           Vermont Housing and Conservation Trust Fund.

3           (2) \$1,279,740.00 shall be transferred from the General Fund into the  
4           Municipal and Regional Planning Fund.

5           Sec. 75. [Deleted.]

6           Sec. 76. [Deleted.]

7           Sec. 77. 32 V.S.A. § 9610 is amended to read:

8           § 9610. REMITTANCE OF RETURN AND TAX; INSPECTION OF  
9                                 RETURNS

10                                 \* \* \*

11           (c) Prior to distributions of property transfer tax revenues under 10 V.S.A.  
12           § 312, 24 V.S.A. § 4306(a), and subdivision 435(b)(10) of this title, two  
13           percent of the revenues received from the property transfer tax shall be  
14           deposited in a special fund in the Department of Taxes for Property Valuation  
15           and Review administration costs.

16           (d)(1) Prior to any distribution of property transfer tax revenue under  
17           10 V.S.A. § 312, 24 V.S.A. § 4306(a), subdivision 435(b)(10) of this title, and  
18           ~~subsection~~ subsections (c) and (e) of this section, \$2,500,000.00 of the revenue  
19           received from the property transfer tax shall be transferred to the Vermont  
20           Housing Finance Agency to pay the principal of and interest due on the bonds,  
21           notes, and other obligations authorized to be issued by the Agency pursuant to

1 10 V.S.A. § 621(22), the proceeds of which the Vermont Housing and  
2 Conservation Board shall use to create affordable housing pursuant to  
3 10 V.S.A. § 314.

4 (2) As long as the bonds, notes, and other obligations incurred pursuant  
5 to subdivision (1) of this subsection remain outstanding, the rate of tax  
6 imposed pursuant to section 9602 of this title shall not be reduced below a rate  
7 estimated, at the time of any reduction, to generate annual revenues of at least  
8 \$12,000,000.00.

9 (e) Prior to any distribution of property transfer tax revenue under  
10 10 V.S.A. § 312, 24 V.S.A. § 4306(a), subdivision 435(b)(10) of this title, and  
11 subsection (c) of this section, \$900,000.00 of the revenue received from the  
12 property transfer tax shall be transferred to the Act 250 Permit Fund  
13 established under 10 V.S.A. § 6029. Prior to a transfer under this subsection,  
14 the Commissioner shall adjust the amount transferred according to the percent  
15 change in the Bureau of Labor Statistics Consumer Price Index for All Urban  
16 Consumers (CPI-U) by determining the increase or decrease, to the nearest  
17 one-tenth of a percent, for the month ending on June 30 in the calendar year  
18 one year prior to the first day of the fiscal year for which the transfer will be  
19 made compared to the CPI-U for the month ending on June 30 in the calendar  
20 year two years prior to the first day of the fiscal year for which the transfer will  
21 be made.

1 Sec. 78. 10 V.S.A. § 6029 is amended to read:

2 § 6029. ACT 250 PERMIT FUND

3 There is hereby established a special fund to be known as the Act 250 Permit  
4 Fund for the purposes of implementing the provisions of this chapter.

5 ~~Revenues to the fund~~ The Fund shall be composed of the revenue deposited  
6 pursuant to 32 V.S.A. § 9610(e), those fees collected in accordance with  
7 section 6083a of this title, gifts, appropriations, and copying and distribution  
8 fees. The Board shall be responsible for the Fund and shall account for  
9 revenues and expenditures of the Board. At the Commissioner’s discretion, the  
10 Commissioner of Finance and Management may anticipate amounts to be  
11 collected and may issue warrants based thereon for the purposes of this section.  
12 Disbursements from the Fund shall be made through the annual appropriations  
13 process to the Board and to the Agency of Natural Resources to support those  
14 programs within the Agency that directly or indirectly assist in the review of  
15 Act 250 applications. This Fund shall be administered as provided in  
16 32 V.S.A. chapter 7, subchapter 5.

17 Sec. 79. 32 V.S.A. § 3800(q) is added to read:

18 (q) The statutory purpose of the exemption under 32 V.S.A. chapter 125,  
19 subchapter 3 for new construction or rehabilitation is to lower the cost of new  
20 construction or rehabilitation of residential properties **in flood-impacted**  
21 **communities.**

1 Sec. 80. 32 V.S.A. chapter 125, subchapter 3 is added to read:

2 Subchapter 3. New Construction or Rehabilitation in Flood-Impacted  
3 Communities

4 § 3870. DEFINITIONS

5 As used in this subchapter:

6 (1) “Agency” means the Agency of Commerce and Community

7 Development as established under 3 V.S.A. § 2402.

8 (2) “Appraisal value” has the same meaning as in subdivision

9 3481(1)(A) of this title.

10 (3) “Exemption period” has the same meaning as in subsection 3871(d)

11 of this subchapter.

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

13 (5) “Principal residence” means the dwelling occupied by a resident

14 individual as the individual’s domicile during the taxable year and for a

15 property owner, owned, or for a renter, rented under a rental agreement other

16 than a short-term rental as defined under 18 V.S.A. § 4301(a)(14).

17 (6)(A) “Qualifying improvement” means new construction or a physical

18 change to an existing dwelling or other structure beyond normal and ordinary

19 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 or 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 parcel with 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;

6                    (iv) in compliance with all relevant permitting requirements; and

7                    (v) located in an area that was declared a federal disaster between  
8 July 1, 2023 and October 15, 2023 that was eligible for Individual Assistance  
9 from the Federal Emergency Management Agency.

10                    (B) “Qualifying property” may have a mixed use as defined under  
11 10 V.S.A. § 6001(28).

12                    (C) “Qualifying property” includes property located within a tax  
13 increment financing district established under 24 V.S.A. chapter 53, subchapter  
14 5, provided, notwithstanding 24 V.S.A. § 1896, an increase in the appraisal  
15 value of a qualifying property due to qualifying improvements shall be  
16 excluded from the total assessed valuation used to determine the district’s tax  
17 increment under 24 V.S.A. § 1896 during the exemption period.

18                    (8) “Rehabilitation” means extensive repair, reconstruction, or  
19 renovation of an existing dwelling or other structure, with or without  
20 demolition, new construction, or enlargement, provided the repair,  
21 reconstruction, or renovation:

1           (A) is for the purpose of eliminating substandard structural, housing,  
2           or unsanitary conditions or stopping significant deterioration of the existing  
3           structure; and

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

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

8           § 3871. EXEMPTION

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

17           (b) State education property tax exemption. The appraisal value of  
18           qualifying improvements to qualifying property shall be exempt from the State  
19           education property tax imposed under chapter 135 of this title as provided  
20           under this subchapter. The appraisal value exempt under this subsection shall  
21           not be exempt from municipal property taxation unless the qualifying property



1 is located in a municipality that has voted to approve an exemption under  
2 subsection (c) of this section.

3 (c) Municipal property tax exemption. If the legislative body of a  
4 municipality by a majority vote recommends, the voters of a municipality may,  
5 at an annual or special meeting warned for that purpose, adopt by a majority  
6 vote of those present and voting an exemption from municipal property tax for  
7 the value of qualifying improvements to qualifying property exempt from State  
8 property taxation under subsection (b) of this section. The municipal  
9 exemption shall remain in effect until rescinded in the same manner the  
10 exemption was adopted. Not later than 30 days after the adjournment of a  
11 meeting at which a municipal exemption is adopted or rescinded under this  
12 subsection, the town clerk shall report to the Director of Property Valuation  
13 and Review and the Agency the date on which the exemption was adopted or  
14 rescinded.

15 (d) Exemption period.

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

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

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

3           (2) An exemption under this subchapter shall remain in effect for three  
4 years, provided the property continues to comply with the requirements of this  
5 subchapter. When the exemption period ends, the property shall be taxed at its  
6 most recently appraised grand list value.

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

14 § 3872. ADMINISTRATION AND CERTIFICATION

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

17           (1) submit an application to the Agency of Commerce and Community  
18 Development in the form and manner determined by the Agency, including  
19 certification by the property owner that the property and improvements qualify  
20 for exemption at the time of application and annually thereafter until the  
21 exemption period ends; and

1           (2) the certification shall include an attestation under the pains and  
2           penalties of perjury that the property will be used in the manner provided under  
3           this subchapter during the exemption period, including occupancy of dwellings  
4           as principal residences and not as short-term rentals as defined under 18 V.S.A.  
5           § 4301(a)(14), and that the property owner will either provide alternative  
6           housing for tenants at the same rent or that the property has been unoccupied  
7           either by a tenant’s choice or for 60 days prior to the application. A  
8           certification by the property owner granted under this subdivision shall:

9                   (A) be coextensive with the exemption period;

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

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

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

17           (b) The Agency shall establish and make available application forms and  
18           procedures necessary to verify initial and ongoing eligibility for exemption  
19           under this subchapter. Not later than 60 days after receipt of a completed  
20           application, the Agency shall determine whether the property and any proposed  
21           improvements qualify for exemption and shall issue a written decision

1 approving or denying the exemption. The Agency shall notify the property  
2 owner, the municipality where the property is located, and the Commissioner  
3 of Taxes of its decision.

4 (c) If the property owner fails to use the property according to the terms of  
5 the certification, the Agency shall, after notifying the property owner,  
6 determine whether to revoke the exemption. If the exemption is revoked, the  
7 Agency shall notify the property owner, the municipality where the property is  
8 located, and the Commissioner of Taxes. Upon notification of revocation, the  
9 Commissioner shall assess to the property owner:

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

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

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

17 Sec. 81. 32 V.S.A. § 4152(a) is amended to read:

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

21 \* \* \*

1 (6) For those parcels that are exempt, the insurance replacement value  
2 reported to the local assessing officials by the owner under section 3802a of  
3 this title or what the full listed value of the property would be absent the  
4 exemption and the statutory authority for granting such exemption and, for  
5 properties exempt pursuant to a vote, the year in which the exemption became  
6 effective and the year in which the exemption ends; provided that, for parcels  
7 exempt under chapter 125, subchapter 3 of this title, the insurance replacement  
8 value shall not be substituted for the full listed value of the property absent the  
9 exemption and the grand list shall indicate whether the exemption applies to  
10 the State property tax or both the State and municipal property taxes.

11 \* \* \*

12 Sec. 82. REPEALS; NEW CONSTRUCTION OR REHABILITATION  
13 EXEMPTION

14 The following are repealed on July 1, 2037:

15 (1) 32 V.S.A. § 3800(q) (statutory purpose); and

16 (2) 32 V.S.A. chapter 125, subchapter 3 (new construction or  
17 rehabilitation exemption).

18 Sec. 83. 32 V.S.A. § 4152(a) is amended to read:

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21

\* \* \*

(6) For those parcels that are exempt, the insurance replacement value reported to the local assessing officials by the owner under section 3802a of this title or what the full listed value of the property would be absent the exemption and the statutory authority for granting such exemption and, for properties exempt pursuant to a vote, the year in which the exemption became effective and the year in which the exemption ends; ~~provided that, for parcels exempt under chapter 125, subchapter 3 of this title, the insurance replacement value shall not be substituted for the full listed value of the property absent the exemption and the grand list shall indicate whether the exemption applies to the State property tax or both the State and municipal property taxes.~~

Sec. 84. [Deleted.]

Sec. 85. [Deleted.]

Fourth: In Sec. 114, effectives dates, by striking out subdivision (6) in its entirety renumbering the section to be numerically correct.

Fifth: By striking out Secs. 86–97, housing programs, and their reader assistance heading in their entirety and inserting in lieu thereof new reader assistance headings and new Secs. 86–97 to read as follows:

\* \* \* Housing Programs \* \* \*

Sec. 86. 10 V.S.A. § 699 is amended to read:

§ 699. VERMONT RENTAL HOUSING IMPROVEMENT PROGRAM

1 (a) Creation of Program.

2 (1) The Department of Housing and Community Development shall  
3 design and implement the Vermont Rental Housing Improvement Program,  
4 through which the Department shall award funding to statewide or regional  
5 nonprofit housing organizations, or both, to provide competitive grants and  
6 forgivable loans to private landlords for the rehabilitation, including  
7 weatherization and accessibility improvements, of eligible rental housing units.

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

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

14 (4) The Department may utilize a reasonable percentage, up to a cap of  
15 five percent, of appropriations made to the Department for the Program to  
16 administer the Program.

17 (5) The Department may cooperate with and subgrant funds to State  
18 agencies and governmental subdivisions and public and private organizations  
19 in order to carry out the purposes of this subsection.

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

1 (1) Non-code compliant.

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

5 (B) If the unit is occupied, the grant or forgivable loan agreement  
6 shall include terms:

7 \* \* \*

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

9 (1)(A) A grant or loan shall not exceed:

10 (i) \$70,000.00 per unit, for rehabilitation or creation of an eligible  
11 rental housing unit meeting the applicable building accessibility requirements  
12 under the Vermont Access Rules; or

13 (ii) \$50,000.00 per unit, for rehabilitation or creation of any other  
14 eligible rental housing unit.

15 (B) In determining the amount of a grant or loan, a housing  
16 organization shall consider the number of bedrooms in the unit ~~and~~, whether  
17 the unit is being rehabilitated or newly created, whether the project includes  
18 accessibility improvements, and whether the unit is being converted from  
19 nonresidential to residential purposes.

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



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

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

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

7 (6) The identity of a recipient ~~and~~, the amount of a grant or forgivable  
8 loan, the year in which the grant or forgivable loan was extended, and the year  
9 in which any affordability covenant ends are public records that shall be  
10 available for public copying and inspection and the Department shall publish  
11 this information at least quarterly on its website.

12 (7) A project for rehabilitation or creation of an accessible unit may  
13 apply funds to the creation of a parking spot for individuals with disabilities.

14 (e) Program requirements applicable to grants and five-year forgivable  
15 loans. For a grant or five-year forgivable loan awarded through the Program,  
16 the following requirements apply for a minimum period of five years:

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

19 (2)(A) Except as provided in subdivision (2)(B) of this subsection (e), a  
20 landlord shall lease the unit to a household that is:

1                    (i) exiting homelessness or, including any individual under 25  
2                    years of age who secures housing through a master lease held by a youth  
3                    service provider on behalf of individuals under 25 years of age;

4                    (ii) actively working with an immigrant or refugee resettlement  
5                    program; or

6                    (iii) composed of at least one individual with a disability who is  
7                    eligible to receive Medicaid-funded home and community based services.

8                    (B) If, upon petition of the landlord, the Department or the housing  
9                    organization that issued the grant determines that a household ~~exiting~~  
10                    ~~homelessness~~ under subdivision (A) of this subdivision (2) is not available to  
11                    lease the unit, then the landlord shall lease the unit:

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

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

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

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

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

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

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

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

12           (2)(A) Except as provided in subdivision (2)(B) of this subsection (f), a  
13 landlord shall lease the unit to a household that is:

14           (i) exiting homelessness, including any individual under 25 years  
15 of age who secures housing through a master lease held by a youth service  
16 provider on behalf of individuals under 25 years of age;

17           (ii) actively working with an immigrant or refugee resettlement  
18 program; or

19           (iii) composed of at least one individual with a disability who is  
20 eligible to receive Medicaid-funded home and community based services.



1 the Vermont Rental Housing Improvement Program established in 10 V.S.A.  
2 § 699.

3 Sec. 88. RESIDENT SERVICES PROGRAM

4 (a) The Agency of Human Services shall work in coordination with the  
5 Vermont Housing and Conservation Board to develop the Resident Services  
6 Program for the purpose of distributing funds to eligible affordable housing  
7 organizations to respond to timely and urgent resident needs and aid with  
8 housing retention.

9 (b) For purposes of this section, an “eligible affordable housing  
10 organization” is a Vermont-based nonprofit or public housing organization that  
11 makes available at least 15 percent of its affordable housing portfolio to, or a  
12 Vermont-based nonprofit that provides substantial services to, families and  
13 individuals experiencing homelessness, including those who require service  
14 support or rental assistance to secure and maintain their housing, consistent  
15 with the goal of Executive Order No. 03-16 (Publicly Funded Housing for the  
16 Homeless).

17 Sec. 89. 2023 Acts and Resolves No. 47, Sec. 36 is amended to read:

18 Sec. 36. MIDDLE-INCOME HOMEOWNERSHIP DEVELOPMENT  
19 PROGRAM

20 \* \* \*

1 (d) The total amount of subsidies for a project shall not exceed 35 percent  
2 of eligible development costs, as determined by the Agency, ~~which the~~ at the  
3 time of approval of the project, unless the Agency later determines that the  
4 project will not result in affordable owner-occupied housing for income-  
5 eligible homebuyers without additional subsidy, in which case the Agency  
6 may, at its discretion, reasonably exceed this limitation and only to the extent  
7 required to achieve affordable owner-occupied housing. The Agency may  
8 shall allocate subsidies consistent with the following:

9 \* \* \*

10 Sec. 90. APPROPRIATION; FIRST-GENERATION HOMEBUYER  
11 PROGRAM

12 The sum of \$1,000,000.00 is appropriated from the General Fund to the  
13 Department of Housing and Community Development in fiscal year 2025 for a  
14 grant to the Vermont Housing Finance Agency for the First-Generation  
15 Homebuyer Program established by 2022 Acts and Resolves No. 182, Sec. 2,  
16 and amended from time to time.

17 Sec. 90. APPROPRIATION; FIRST-GENERATION HOMEBUYER  
18 PROGRAM

19 The sum of \$1,000,000.00 is appropriated from the General Fund to the  
20 Department of Housing and Community Development in fiscal year 2025 for a  
21 grant to the Vermont Housing Finance Agency for the First-Generation

1 Homebuyer Program established by 2022 Acts and Resolves No. 182, Sec. 2,  
2 and amended from time to time.

3 \* \* \* Accessibility Standards \* \* \*

4 Sec. 92. 20 V.S.A. chapter 174 is amended to read:

5 CHAPTER 174. ACCESSIBILITY STANDARDS FOR PUBLIC  
6 BUILDINGS AND, PARKING, AND STATE-FUNDED RESIDENTIAL  
7 BUILDINGS

8 Subchapter 1. Public Buildings and Parking

9 § 2900. DEFINITIONS

10 \* \* \*

11 Subchapter 2. State-Funded Residential Construction

12 § 2910. DEFINITIONS

13 As used in this subchapter:

14 (1) “Adaptable” means a residential unit that complies with the  
15 requirements for a Type A Unit or a Type B Unit set forth in section 1103 or  
16 1104, respectively, of the 2017 ICC Standard for Accessible and Useable  
17 Buildings and Facilities or a similar standard adopted by the Access Board by  
18 rule pursuant to section 2901 of this chapter.

19 (2) “ICC” means the International Code Council.

1           (3) “State-funded residential building” means a building that is designed  
2           or intended for occupancy as a residence by one or more individuals the  
3           construction of which is funded in whole or in part by State funds.

4           (4) “Visitable” means a residential unit that complies with the  
5           requirements for a Type C Unit set forth in section 1105 of the 2017 ICC  
6           Standard for Accessible and Useable Buildings and Facilities or a similar  
7           standard adopted by the Access Board by rule pursuant to section 2901 of this  
8           chapter.

9           § 2911. STATE-FUNDED RESIDENTIAL CONSTRUCTION;

10           ACCESSIBILITY REQUIREMENTS

11           (a) Any State-funded residential building that is constructed in Vermont on  
12           or after July 1, 2025 shall comply with the following requirements:

13           (1) All residential units that are located partially or wholly on the  
14           ground floor or are accessible by an elevator or lift shall be adaptable units.

15           (2) Any residential unit that is not located on the ground floor and is not  
16           accessible by an elevator or a lift shall be a visitable unit.

17           (b) A State-funded residential building constructed in accordance with the  
18           requirements of this section shall not be modified in any way that would  
19           reduce its compliance with the requirements of subsection (a) of this section, as  
20           applicable, during any subsequent repairs, renovations, alterations, or  
21           additions.



1           (c) The Access Board shall adopt rules as necessary to implement the  
2 provisions of this section.

3           Sec. 93. 24 V.S.A. § 4010 is amended to read:

4           § 4010. DUTIES

5           (a) In the operation ~~of~~ or management of housing projects, an authority  
6 shall at all times observe the following duties with respect to rentals and tenant  
7 selection:

8   \* \* \*

9           (6) When renting or leasing accessible dwelling accommodations, it  
10 shall give priority to tenants with a disability. As used in this subdivision,  
11 “accessible” means a dwelling that complies with the requirements for an  
12 accessible unit set forth in section 1102 of the 2017 ICC Standard for  
13 Accessible and Useable Buildings and Facilities or a similar standard adopted  
14 by the Access Board by rule pursuant to 20 V.S.A. § 2901.

15   \* \* \*

- 16           Sec. 94. [Deleted.]  
17           Sec. 95. [Deleted.]  
18           Sec. 96. [Deleted.]  
19           Sec. 97. [Deleted.]

20           Sixth: By striking out Secs. 106–108, mobile homes, in their entirety and  
21 inserting in lieu thereof new Secs. 106–108 to read as follows:

1 Sec. 106. 2022 Acts and Resolves No. 182, Sec. 3, as amended by 2023 Acts  
2 and Resolves No. 3, Sec. 75 and 2023 Acts and Resolves No. 78, Sec. C.119,  
3 is further amended to read:

4 Sec. 3. MANUFACTURED HOME IMPROVEMENT AND  
5 ~~REPLACEMENT~~ REPAIR PROGRAM

6 ~~(a) Of the amounts available from the American Rescue Plan Act (ARPA)~~  
7 ~~recovery funds, \$4,000,000 is appropriated to the Department of Housing and~~  
8 ~~Community Development for the purposes specified~~ Amounts appropriated to  
9 the Department of Housing and Community Development for the  
10 Manufactured Home Improvement and Repair Program shall be used for one  
11 or more of the following purposes:

12 \* \* \*

13 (b) The Department administers the Manufactured Home Improvement and  
14 Repair Program and may utilize a reasonable percentage, up to a cap of five  
15 percent, of appropriations made to the Department for the Program to  
16 administer the Program.

17 (c) The Department may cooperate with and subgrant funds to State  
18 agencies and governmental subdivisions and public and private organizations  
19 in order to carry out the purposes of subsection (a) of this section.

20 Sec. 107. MANUFACTURED HOME IMPROVEMENT AND REPAIR

21 PROGRAM APPROPRIATIONS; INFRASTRUCTURE; MOBILE

1 HOME REPAIR

2 The sum of \$1,000,000.00 is appropriated from the General Fund to the  
3 Department of Housing and Community Development in fiscal year 2025 for  
4 the following purposes:

5 (1) to improve mobile home park infrastructure under the Manufactured  
6 Home Improvement and Repair Program established by 2022 Acts and  
7 Resolves No. 182, Sec. 3, and amended from time to time; and

8 (2) to expand the Home Repair Awards program under the  
9 Manufactured Home Improvement and Repair Program established by 2022  
10 Acts and Resolves No. 182, Sec. 3, and amended from time to time.  
11 Sec. 108. [Deleted.]

12 Seventh: In Sec. 113, landlord-tenant law; study committee; report, by  
13 adding subsection (h) to read as follows:

14 (h) Appropriation. The sum of \$10,500.00 is appropriated to the General  
15 Assembly from the General Fund in fiscal year 2025 for per diem  
16 compensation and reimbursement of expenses for members of the Committee.

17 Eighth: By adding a new section to be Sec. 113a to read:

18 Sec. 113a. LONG-TERM AFFORDABLE HOUSING; STUDY  
19 COMMITTEE; REPORT

20 (a) Creation. There is created the Long-Term Affordable Housing Study  
21 Committee for the purpose of creating a plan to develop, sustain, and preserve

1 affordable housing in response to Vermont’s housing and homelessness crisis.

2 The Committee shall focus on creating permanently affordable housing;

3 reducing both sheltered and unsheltered homelessness; providing opportunities

4 for housing mobility, including homeownership; and ensuring services and

5 specialized housing options are available to Vermonters currently unable to

6 access safe or affordable housing.

7 (b) Membership. The Committee shall be composed of the following  
8 members:

9 (1) two current members of the House of Representatives, not all from  
10 the same political party, who shall be appointed by the Speaker of the House;

11 (2) two current members of the Senate, not all from the same political  
12 party, who shall be appointed by the Committee on Committees;

13 (3) the Executive Director of the Vermont Housing and Conservation  
14 Board or designee;

15 (4) the Executive Director of the Vermont Housing Finance Agency or  
16 designee;

17 (5) the Commissioner of the Department of Housing and Community  
18 Development or designee;

19 (6) the Commissioner of the Department for Children and Families or  
20 designee; and

1           (7) three members appointed by the Housing and Homelessness Alliance  
2           of Vermont.

3           (c) Powers and duties. The Committee shall collect data and information  
4           on housing and homelessness, Vermonters' experience with housing in  
5           Vermont, and successful housing models within and outside Vermont; provide  
6           an analysis of Vermont's affordable housing development needs; and make  
7           recommendations on a long-term plan to create permanently affordable  
8           housing, including:

9           (1) the number of affordable rental-, homeownership-, and other service-  
10           supported housing units needed to fulfill the needs of Vermonters;

11           (2) the cost of building or rehabilitating the housing to meet Vermont's  
12           need for affordable housing broken down by program, with a schedule that  
13           establishes affordable housing needs annually for the next 10 years;

14           (3) an evaluation of the subsidy need to make both rental and  
15           homeownership housing affordable to people at different income levels; and

16           (4) an annual estimate of the number of people who would no longer  
17           experience homelessness as a result of implementation of the recommendations  
18           of the Committee.

19           (d) Assistance. The Committee shall have the administrative, technical,  
20           and legal assistance of the Vermont Housing and Conservation Board.

1       (e) Report. On or before December 1, 2024, the Committee shall report to  
2       the House Committees on General and Housing, on Appropriations, and on  
3       Ways and Means and the Senate Committees on Economic Development,  
4       Housing and General Affairs, on Appropriations, and on Finance with its  
5       findings and any recommendations for legislative action, which may be in the  
6       form of proposed legislation or revenue or appropriations recommendations.

7       (f) Meetings.

8           (1) The ranking member of the Senate shall call the first meeting of the  
9       Committee to occur on or before August 31, 2024.

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

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

13          (4) The Committee shall cease to exist upon submission of its  
14       recommendations for legislative action and any findings to the House  
15       Committees on General and Housing, on Appropriations, and on Ways and  
16       Means and the Senate Committees on Economic Development, Housing and  
17       General Affairs, on Appropriations, and on Finance.

18       (g) Compensation and reimbursement.

19           (1) For attendance at meetings during adjournment of the General  
20       Assembly, a legislative member of the Committee serving in the member's  
21       capacity as a legislator shall be entitled to per diem compensation and

1 reimbursement of expenses pursuant to 2 V.S.A. § 23 for not more than 12  
2 meetings.

3 (2) Other members of the Committee shall be entitled to per diem  
4 compensation and reimbursement of expenses as permitted under 32 V.S.A.  
5 § 1010 for not more than 12 meetings.

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

8 **Ninth: By adding a reader assistance heading and a new section to be Sec.**  
9 **113b to read:**

10 \* \* \* Natural Resources Board Appropriation \* \* \*

11 Sec. 113b. APPROPRIATION; NATURAL RESOURCES BOARD

12 The sum of \$400,000.00 is appropriated from the General Fund to the  
13 Natural Resources Board in fiscal year 2025 for compensation of board  
14 members.

15

16

17

18 (Committee vote: \_\_\_\_\_)

19

\_\_\_\_\_

20

Senator \_\_\_\_\_

21

FOR THE COMMITTEE