

No. 129. An act to provide fairness to tenants in cases of contested housing security deposit withholding.

(H.213)

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

Sec. 1. 9A V.S.A. § 3-311 is amended to read:

§ 3-311. ACCORD AND SATISFACTION BY USE OF INSTRUMENT

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(e) This section shall not apply to 9 V.S.A. § 4461, relating to security deposits for residential rental units.

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

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Approved: May 29, 2010