

1 H.213

2 Introduced by Representatives Ram of Burlington, Ancel of Calais, Botzow of  
3 Pownal, Bray of New Haven, Donovan of Burlington, Hooper  
4 of Montpelier, Klein of East Montpelier, Lorber of Burlington,  
5 Mitchell of Barnard, Moran of Wardsboro, Shand of  
6 Weathersfield, Smith of Mendon, South of St. Johnsbury,  
7 Spengler of Colchester, Stevens of Waterbury, Till of Jericho,  
8 Waite-Simpson of Essex, Webb of Shelburne, Weston of  
9 Burlington, Wizowaty of Burlington and Zuckerman of  
10 Burlington

11 Referred to Committee on

12 Date:

13 Subject: Housing; landlord and tenant; security deposit; dispute resolution

14 Statement of purpose: This bill proposes to exclude activity relating to  
15 security deposits for residential rental units from the Accord and Satisfaction  
16 section under the Uniform Commercial Code (Title 9A) to provide tenants with  
17 immediate access to the undisputed portion of a security deposit withheld by a  
18 landlord at the termination of a tenancy, while preserving the tenant's right to  
19 contest the withholding.

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