

1 H.374

2 Introduced by Representative Zagar of Barnard

3 Referred to Committee on

4 Date:

5 Subject: Commerce and trade; residential rental agreements; satellite dishes

6 Statement of purpose of bill as introduced: This bill proposes to require a

7 tenant to notify the landlord when the tenant installs a satellite dish on a

8 dwelling and to allow a landlord to withhold a portion of the tenant's security

9 deposit if the dish is not removed at the end of the lease.

10 An act relating to the installation of satellite dishes on rental property

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

12 Sec. 1. 9 V.S.A. § 4461 is amended to read:

13 § 4461. SECURITY DEPOSITS

14 * * *

15 (b) The landlord may retain all or a portion of the security deposit for:

16 * * *

17 (3) nonpayment of utility or other charges which the tenant was required

18 to pay directly to the landlord or to a utility; ~~and~~

19 (4) expenses required to remove from the rental unit articles abandoned

20 by the tenant; and

1 (5) failure to remove a satellite dish at the termination of the rental
2 agreement after a written request by the landlord to remove the dish.

3 * * *

4 Sec. 2. 9 V.S.A. § 4469b is added to read:

5 § 4469b. SATELLITE DISHES

6 (a) A tenant may install a satellite dish on his or her dwelling unit. The
7 tenant shall provide notice to his or her landlord prior to the installation of a
8 satellite dish. Failure to notify the landlord shall not be grounds for
9 termination of a rental agreement.

10 (b) A tenant who has installed a satellite dish during the term of his or her
11 rental agreement shall remove the satellite dish at the termination of the rental
12 agreement upon the written request of the landlord. A landlord may retain all
13 or a portion of the tenant's security deposit if the tenant fails to remove the
14 satellite dish pursuant to subsection 4461(b) of this title.

15 Sec. 3. EFFECTIVE DATE

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