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H.433

Introduced by Representatives Parent of St. Albans City, Tate of Mendon, and  
Russell of Rutland City

Referred to Committee on

Date:

Subject: Courts; landlord-tenant

Statement of purpose of bill as introduced: This bill proposes to create a  
publicly accessible landlord-tenant court decision database.

An act relating to creating a landlord-tenant decision database

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

Sec. 1. 12 V.S.A. § 4774 is added to read:

§ 4774. LANDLORD-TENANT DECISIONS; SEARCHABLE ONLINE

DATABASE

The Superior Court shall develop and continually update on the Vermont  
Judiciary website a publicly accessible database containing court decisions for  
all landlord-tenant actions for the prior seven years. The database shall be  
made available online and shall conform to the following requirements:

(1) Form of database.

1           (A) The database shall be accessible and downloaded without  
2           requiring the user to have a specific software or browser. The data available  
3           for downloading shall be free.

4           (B) Data included in the database shall be separated into distinctive  
5           fields designated by field headings that shall be searchable within the database,  
6           including searching by name, including maiden name, if applicable, and date  
7           of birth.

8           (2) Data included in the database. All judicial decisions reached as a  
9           result of a landlord-tenant court proceeding shall be included in the database.  
10          The database shall be continuously updated to reflect seven years' worth of  
11          judicial orders in landlord-tenant proceedings.

12          (3) Timeliness of data. Decisions shall be made available in the  
13          database as soon as practicable after the judgment has been entered by  
14          the Court.

15          (4) Accuracy of data. Data shall be audited by the clerk of the Superior  
16          Court to ensure the information has been submitted correctly.

17          (5) Process for removal. Upon the satisfaction of an outstanding  
18          judgment and at the request of the landlord or tenant involved in the  
19          proceeding, the clerk of the Superior Court shall remove any corresponding  
20          judicial decision from the database.

- 1      Sec. 2. EFFECTIVE DATE
- 2      This act shall take effect on passage.