

1 S.257

2 Introduced by Senator Nitka

3 Referred to Committee on

4 Date:

5 Subject: Commerce and trade; residential rental agreements; subleases

6 Statement of purpose of bill as introduced: This bill proposes to require a
7 landlord's consent for all sublease agreements and to clarify that the statutory
8 provisions governing residential rental agreements do not apply to individuals
9 residing in a rented dwelling without either a rental agreement or the landlord's
10 consent.

11 An act relating to residential rental agreements

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

13 Sec. 1. 9 V.S.A. § 4451 is amended to read:

14 § 4451. DEFINITIONS

15 As used in this chapter:

16 * * *

17 (4) "Landlord" means the owner, ~~lessor, or where applicable, the~~
18 ~~sublessor~~ or the owner's agent of a ~~residential~~ dwelling unit or the building of
19 which it is a part.

20 * * *

1 (9) occupants of a dwelling unit who are unable to demonstrate either
2 that they are tenants or that they are occupying the dwelling unit with the
3 landlord's consent.

4 Sec. 3. STATUTORY REVISION

5 The Legislative Council, in its statutory revision capacity pursuant to
6 2 V.S.A. § 424, is authorized to correct instances of the word "tenant"
7 appearing in 9 V.S.A. chapter 137 to "tenant and subtenant" or "tenant or
8 subtenant" as necessary to effect the intent of Sec. 1 of this act (amending
9 9 V.S.A. § 4451).

10 Sec. 4. EFFECTIVE DATE

11 This act shall take effect on July 1, 2016.