1	Introduced by Committee on General, Housing and Military Affairs
2	Date:
3	Subject: Court procedure; commerce and trade; ejectment; property of tenant
4	remaining after eviction; discrimination; public accommodations;
5	rental and sale of real estate
6	Statement of purpose of bill as introduced: This bill proposes to permit a
7	landlord to dispose of a tenant's property remaining in a leased premises when
8	the landlord is legally restored to possession of the premises. This bill also
9	proposes to protect a person with disabilities from coercion, threats,
10	interference, or other discrimination while exercising his or her rights under
11	Vermont's fair housing and public accommodations law.
12 13	An act relating to disposal of property following an eviction, and fair housing and public accommodations
14	It is hereby enacted by the General Assembly of the State of Vermont:
15	Sec. 1. 12 V.S.A. § 4854a is amended to read:
16	§ 4854a. PROPERTY OF TENANT REMAINING ON PREMISES AFTER
17	EVICTION
18	(a) A landlord may dispose of any personal property remaining in a
19	dwelling unit or leased premises without notice or liability to the tenant or
20	owner of the personal property:

1	(1) 15 days after a writ of possession is served pursuant to this chapter
2	or upon the landlord being legally restored to possession of the dwelling unit or
3	leased premises pursuant to this chapter, whichever is later; or
4	(2) in the case of an eviction brought pursuant to 10 V.S.A. chapter 153,
5	40 days after a writ of possession issued for failure to pay rent into court
6	pursuant to subsection 4853a(h) of this title is served or upon the landlord
7	being legally restored to possession of the leased premises by a writ of
8	possession issued for failure to pay rent into court pursuant to section 4853a of
9	this title, whichever is later.
10	(b) Notwithstanding subsection (a) of this section, if the court Court stays
11	the execution of a writ of possession issued pursuant to this chapter, then a
12	landlord may dispose of any personal property remaining in a dwelling unit or
13	leased premises without notice or liability to the tenant or owner of the
14	personal property five days one day after the landlord is legally restored to
15	possession of the dwelling unit or leased premises.
16	Sec. 2. 9 V.S.A. § 4506 is amended as follows:
17	§ 4506. ENFORCEMENT; CIVIL ACTION; RETALIATION PROHIBITED
18	* * *
19	(e) Retaliation prohibited. A person shall not <u>coerce</u> , threaten, interfere, or
20	otherwise discriminate against any individual because that individual:

1	(1) who has opposed any act or practice that is prohibited under section
2	4502 or 4503 of this title;
3	(2) who has lodged a complaint or has testified, assisted, or participated
4	in any manner with the Human Rights Commission in an investigation of acts
5	or practices prohibited by chapter 139 of this title this chapter;
6	(3) who is known by the person to be about to lodge a complaint, testify
7	assist, or participate in any manner in an investigation of acts or practices
8	prohibited by chapter 139 of this title this chapter;
9	(4) who is exercising or enjoying a right granted or protected by this
10	<u>chapter;</u> or
11	(4)(5) who is believed by the person to have acted as described in
12	subdivisions (1) through $\frac{(3)}{(4)}$ of this subsection.
13	Sec. 3. EFFECTIVE DATES
14	(a) Sec. 1 shall take effect on July 1, 2015.
15	(b) This section and Sec. 2 shall take effect on passage.