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H.350

Introduced by Representative Greshin of Warren

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 court 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. NONPAYMENT OF RENT; SEARCHABLE ONLINE

DATABASE

(a) The Superior Court shall develop and provide on the Vermont Judiciary website a publicly accessible database containing all decisions issued for landlord-tenant actions during the prior five years pursuant to this chapter, 9 V.S.A. chapter 137, 10 V.S.A. chapter 153, or 11 V.S.A. chapter 14.

(b) The database shall conform to the following requirements:

(1) The database shall be available to the public at no charge and shall be accessible without requiring a user to have a specific software or browser.

1 (2) Data included in the database shall be separated into distinctive
2 fields designated by field headings that shall be searchable within the database,
3 including the name of a party; maiden name, if applicable; the Superior Court
4 unit; and date of birth.

5 (3) All decisions included in the database pursuant to subsection (a) of
6 this section shall be made available in the database as soon as practicable after
7 the judgment has been entered by the court and becomes final.

8 (4) The database shall be continuously updated.

9 (5) The clerk of the Superior Court shall audit the database to ensure the
10 information has been submitted correctly.

11 (6) The clerk of the Superior Court shall remove a decision from the
12 database if:

13 (A) five years have elapsed since the date the judgment was entered
14 by the court; or

15 (B) any corresponding outstanding judgment has been satisfied and
16 either the landlord or the tenant involved in the proceeding requests the
17 removal of the decision.

18 Sec. 2. EFFECTIVE DATE

19 This act shall take effect on July 1, 2017.