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**Act No. 179 (S.237). Housing;**

**An act relating to promoting affordable housing**

This act makes multiple changes to promote access to affordable housing, including:

- amending the definition of accessory dwelling unit;
- requiring a small lot to be unable to connect to municipal water and sewer for a municipality to ban development on it;
- prohibiting a municipality from denying a four-unit dwelling based solely on the character of the area when conducting a conditional use review in a district that allows multiunit dwellings;
- authorizing municipalities to adopt ordinances to regulate short term rentals;
- invalidating deed restrictions or covenants added to deeds after January 1, 2021 are invalid if they prohibit land development allowed under a town's bylaws;
- directing DEC to assist the Town of Brattleboro and the Tri-Park Cooperative in implementing Tri-Park's master plan, including through loan forgiveness or restructuring, to allow for improvements to infrastructure, to provide similar assistance to other parks, and to identify changes necessary to expand State assistance from certain special Funds; and
- authorizing the Treasurer to use funds available through the credit facility for local investments to provide financing for mobile home park infrastructure project.

Effective Date: October 12, 2020