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H.670

Introduced by Representatives McCormack of Burlington and Cina of  
Burlington

Referred to Committee on

Date:

Subject: Municipal and county government; municipal housing codes; powers;  
rental rate ordinances

Statement of purpose of bill as introduced: This bill proposes to allow  
municipalities to adopt ordinances that limit the increase of rental rates.

An act relating to municipal authority to limit the increase of rental rates

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

Sec. 1. 24 V.S.A. § 5003 is amended to read:

§ 5003. POWERS OF MUNICIPALITIES

\* \* \*

(c) Any ordinance adopted pursuant to this chapter may include:

\* \* \*

(2) Minimum standards with respect to lighting, ventilation,  
refrigeration, and heating, including, ~~but not limited to,~~ provisions relating to  
window area, room light and ventilation, electrical outlets, heating facilities,  
lighting of halls and stairways, and refrigerated storage space.

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\* \* \*

(6)(A) Provisions fixing rights and responsibilities of owners, lessees, mortgagees, operators, and occupants for the condition, maintenance, use, and occupancy of dwellings and dwelling premises, including security deposits and limitations on the increase of rental rates.

(B) An ordinance relating to security deposits may not limit how a security deposit is held.

(C) An ordinance relating to limitations on the increase of rental rates shall not restrict the owner of a dwelling or dwelling premises from setting the initial rental rate for a new tenancy when no tenant from the prior tenancy remains in lawful possession of the dwelling or dwelling premises.

\* \* \*

Sec. 2. 24 V.S.A. § 5005 is amended to read:

§ 5005. HOUSING BOARD OF REVIEW

\* \* \*

(b) A housing board of review shall be governed by the following procedure:

\* \* \*

(5) If a municipality adopts an ordinance governing security deposits or limitations on the increase of rental rates and further provides that a housing board of review shall hear and decide disputes related to security deposits, a

1 landlord or tenant may request a hearing before the board without the  
2 involvement or order of an enforcing officer. A hearing shall be set and held  
3 by the board in the same manner as provided in subdivisions (1) through (4) of  
4 this subsection.

5 (c) The housing board of review shall have the following powers:

6 (1) The housing board of review may hear and decide appeals where it is  
7 alleged that there is error in any order, requirement, decision, or determination  
8 made by an enforcing officer in the enforcement of any ordinance or regulation  
9 adopted under this chapter or where a municipality so provides, to resolve  
10 disputes related to security deposits for the occupancy of dwellings or  
11 limitations on the increase of rental rates;

12 \* \* \*

13 Sec. 3. EFFECTIVE DATE

14 This act shall take effect on July 1, 2020.