

1 H.132

2 Representative LaClair of Barre Town moves to amend the bill in Sec. 2 by  
3 striking out 9 V.S.A. § 4473 and inserting in lieu thereof a new section 4473 to  
4 read as follows:

5 § 4473. RIGHT TO CHANGE LOCKS; OTHER SECURITY MEASURES

6 Notwithstanding any contrary provision of a rental agreement or of  
7 subchapter 2 of this chapter:

8 (1) Subject to subdivision (2) of this subsection, a protected tenant may  
9 request that a landlord change the locks of a dwelling unit at the protected  
10 tenant's expense:

11 (A) within 48 hours based on a fear of imminent harm to any  
12 protected tenant due to abuse, sexual assault, or stalking; or

13 (B) within seven days if any protected tenant was a victim of sexual  
14 assault that occurred on the premises within the six months preceding the date  
15 of his or her request.

16 (2) If the perpetrator of abuse, sexual assault, or stalking is also a tenant  
17 in the dwelling unit, the protected tenant shall include with his or her request a  
18 copy of a court order that requires the perpetrator to leave the premises.

19 (3) If the landlord changes the locks as requested, the landlord shall  
20 provide a key to the new locks to each tenant of the dwelling unit, not

1 including the perpetrator of the abuse, sexual assault, or stalking who is subject  
2 to a court order to leave the premises.

3 (4) If the landlord does not change the locks as requested, the protected  
4 tenant may change the locks at his or her own expense, provided that the  
5 protected tenant:

6 (A) shall make a reasonable effort to obtain the landlord's permission  
7 to change the locks and provide the landlord with an opportunity to specify the  
8 type and quality of the locks and the identity of the person who will perform  
9 the work;

10 (B) shall ensure that the new locks, and the quality of the installation,  
11 equal or exceed the quality of the original;

12 (C) is responsible for the costs of installation and operation of the  
13 new locks and liable for any resulting damages;

14 (D) shall notify the landlord of the change within 24 hours of  
15 installation; and

16 (E) shall provide the landlord with a key to the new locks.

17 (5)(A) A protected tenant may request permission of a landlord to install  
18 additional security measures on the premises, including a security system or  
19 security camera.

1           (B) A protected tenant:

2                   (i) shall submit his or her request not less than seven days prior to  
3 installation;

4                   (ii) shall ensure the quality and safety of the security measures and  
5 of their installation;

6                   (iii) is responsible for the costs of installation and operation of the  
7 security measures; and

8                   (iv) is liable for damages resulting from installation.

9           (C) A landlord shall not unreasonably refuse a protected tenant's  
10 request to install additional security measures pursuant to this subdivision (5).