

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on General, Housing, and Military Affairs to which was
3 referred House Bill No. 783 entitled “An act relating to recovery residences”
4 respectfully reports that it has considered the same and recommends that the
5 bill be amended by striking out all after the enacting clause and inserting in
6 lieu thereof the following:

7 **Sec. 1. LEGISLATIVE INTENT**

8 It is the intent of the General Assembly that any exceptions made to existing
9 landlord and tenant relationships in this act are limited solely to recovery
10 residences operating pursuant to this act. These exceptions are intended to
11 enable the expansion of recovery residences throughout the State and ensure
12 their accessibility to individuals recovering from a substance use disorder.

13 Sec. 2. 18 V.S.A. § 4812 is added to read:

14 § 4812. RECOVERY RESIDENCES

15 (a) Definition.

16 (1) As used in this section, “recovery residence” means a shared living
17 residence supporting persons recovering from a substance use disorder that:

18 (A) Provides residents with peer support, an environment that
19 prohibits the use of alcohol and the illegal use of prescription drugs or other
20 illegal substances, and provides assistance accessing support services and

1 community resources available to persons recovering from substance use
2 disorder; and

3 (B) Is certified by an organization that is a Vermont affiliate of the
4 National Alliance for Recovery Residences and adheres to the national
5 standards established by the Alliance or its successor in interest. If there is no
6 successor in interest, the Department of Health may designate a certifying
7 organization to uphold appropriate standards for recovery housing.

8 (2) As used in this section, “the illegal use of prescription drugs” refers
9 to the use of prescription drugs by a person who does not hold a valid
10 prescription for that drug or in an amount that exceeds the dosing instructions.

11 (b) Voluntary arrangement. The decision to live in a recovery residence
12 shall be voluntary and shall not be required or mandated by any private or
13 public entity or individual. The State shall not subject any individual to
14 incarceration, penalty, or sanction based solely on temporary removal from a
15 recovery residence.

16 (c) Terms of residency; compliance.

17 (1) Landlord and tenant relationship. Except as otherwise provided in
18 subdivisions (3)–(5) of this subsection, A recovery residence and a resident
19 have a landlord and tenant relationship that is subject to 9 V.S.A. chapter 137,
20 except as otherwise provided in subdivisions (3)–(4) of this subsection.

21 (2) Residential rental agreement.

1 (A) A recovery residence and a resident shall execute a written rental
2 agreement that includes:

3 (i) the policies and procedures governing the tenancy;

4 (ii) a statement that the recovery residence and the resident will
5 comply with the policies and procedures;

6 (iii) the consequences of noncompliance;

7 (iv) the identification of a **verified** location where the resident may
8 be housed in the event of temporary removal;

9 (v) payment requirements;

10 (vi) notice requirements and procedure for terminating the
11 tenancy;

12 (vii) **the contact information for a resident’s probation or parole**
13 **officer, if the resident is on furlough or parole from the Department of**
14 **Corrections; and**

15 **(viii)** any other provisions to which the parties agree.

16 (B) The parties may amend a rental agreement in a written record
17 signed by the parties.

18 (C) A resident may have a support person present when negotiating
19 and executing a rental agreement or amendment.

20 (3) Temporary removal.

1 (A) A recovery residence shall adopt policies and procedures that
2 govern the temporary removal of a resident who uses alcohol or illegal
3 substances, engages in the illegal use of prescription drugs, or engages in
4 violent, sexually harassing, or threatening behavior, consistent with the
5 following:

6 (i) A recovery residence shall:

7 (I) provide written notice of the reason for temporary removal
8 and of the actions the resident must take to avoid temporary removal or to be
9 readmitted after temporary removal;

10 (II) design and implement harm reduction strategies for a
11 resident who is temporarily removed, including which may include providing
12 naloxone to the resident upon temporary removal or other strategies more
13 appropriate to the resident’s recovery needs; and

14 (III) take action that is consistent with the resident’s most
15 recent reoccurrence agreement to the extent possible.

16 (ii) A recovery residence shall not temporarily remove a resident
17 based solely on the resident’s use of medication in conjunction with
18 medication-assisted treatment, as defined in section 4750 of this title.

19 (B) Notwithstanding 9 V.S.A. §§ 4463 and 4464, a recovery
20 residence that complies with the policies and procedures adopted pursuant to

1 this subdivision (c)(3) may temporarily deny a resident access to the recovery
2 residence and to his or her property within the residence.

3 (4) Termination of tenancy.

4 (A) A recovery residence shall adopt policies and procedures that
5 govern the termination of tenancy of a resident who violates one or more
6 provisions of the rental agreement, consistent with the following:

7 (i) A recovery residence shall:

8 (I) provide written notice of its intent to terminate the tenancy
9 that includes the reason for termination and the actions the resident must take
10 to avoid removal;

11 (II) design and implement harm reduction strategies for a
12 resident whose tenancy is terminated, including which may include providing
13 naloxone to the resident upon removal or other strategies more appropriate to
14 the resident's recovery needs; and

15 (III) adopt a review process under which:

16 (aa) a person other than the original decision maker or a
17 subordinate of the original decision maker, which may include a Vermont
18 affiliate of the National Alliance for Recovery Residences, reviews the
19 decision to terminate the tenancy;

20 (bb) the resident has a meaningful opportunity to present
21 evidence why the resident should not be removed; and

1 (cc) the resident receives prompt written notice of a final
2 decision.

3 (ii) A recovery residence shall not:

4 (I) terminate a tenancy because a resident uses alcohol or
5 illegal substances, or engages in the illegal use of prescription drugs, unless:

6 (aa) the resident fails to take the actions required to avoid
7 temporary removal or to be readmitted after temporary removal; and

8 (bb) the recovery residence has contemporary drug test
9 results verified by a laboratory approved by the State; or

10 (II) terminate a tenancy based solely on the resident’s use of
11 medication in conjunction with medication-assisted treatment, as defined in
12 section 4750 of this title.

13 (B) Notwithstanding 9 V.S.A. §§ 4467 and 4468, a recovery
14 residence that complies with the policies and procedures adopted pursuant to
15 this subdivision (c)(5) may terminate the tenancy of a resident pursuant to the
16 notice requirements and procedure for terminating the tenancy provided in the
17 rental agreement.

18 (d) Drug testing. A recovery residence shall adopt policies and procedures
19 that govern drug testing of residents, consistent with the following:

20 (1) A recovery residence and shall apply the policies and testing
21 procedures fairly among residents.

1 ~~(2) A recovery residence shall not test a resident without a substantial~~
2 ~~reason to believe the resident is using alcohol or illegal substances or engaging~~
3 ~~in the illegal use of prescription drugs.~~

4 (e) Future services. A recovery residence shall not deny future services to
5 a resident based solely on the resident's use of alcohol or illegal substances,
6 illegal use of prescription drugs, been temporary removal, or termination of
7 tenancy who has been either temporarily removed from a recovery residence or
8 whose tenancy has been terminated, based solely on the resident's use of
9 alcohol or illegal substances or the illegal use of prescription drugs.

10 ~~(f) Unfair housing practices. Notwithstanding 9 V.S.A. § 4503, a recovery~~
11 ~~residence may adopt policies and procedures to limit housing opportunities~~
12 ~~based on a resident's gender or gender identity, or because the person intends~~
13 ~~to reside in the recovery residence with one or more minor children, provided:~~

14 ~~(1) the limitation is designed to promote the health, safety, and welfare~~
15 ~~of residents; and~~

16 ~~(2) the recovery residence does not otherwise discriminate on an~~
17 ~~unlawful basis.~~

18 Sec. 3. 24 V.S.A. § 4412 is amended to read:

19 § 4412. REQUIRED PROVISIONS AND PROHIBITED EFFECTS

20 Notwithstanding any existing bylaw, the following land development
21 provisions shall apply in every municipality:

1 the conditions of their furlough and were removed from their recovery
2 residence and returned to prison.

3 Sec. 5. EFFECTIVE DATE

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

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12 (Committee vote: _____)

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Representative _____

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FOR THE COMMITTEE