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The intent of Section 4 is to ask DHCD to coordinate a comprehensive rental housing data management system focused primarily on housing data that is already publicly available. Currently there are several data bases with varied information available to the public:

- About a third of rental units are in 12 communities that already that have registries or they participate in government programs. These communities have seen improvement in housing quality and no real loss of units.
- Local grand lists – most of these identify whether buildings have rental units, but this does not flow in any coordinated or consistent way to the Dept of Taxes. You have to go separately to each town to identify where rental housing is.
- E 911 – identifies about 100 categories of building types by numbered street address, including multifamily buildings. You can go to their maps by street address and locate a multi-family building.
- Dept. of Health Lead Law Essential Maintenance Practice (EMP) compliance registry -EMP information must be submitted annually for all pre-1978 rental properties. This identifies the property, number of rental units, and owner contact information.
- All landlords must provide tenants and the Department of Taxes with a copy of a Landlord Certificate every year. Starting this year the Dept. of Taxes will annually will prepare and make available to the public upon request a database in the form of a sortable spreadsheet the following information for each rental unit for which the Department receives a VT Landlord Certificate (1) name of owner or landlord; (2) mailing address of landlord (3) location of rental unit; (4) type of rental unit; (5) number of units in building; and(6) School Property Account Number. This is the most promising source of data, **but:**

All of these sources have somewhat low compliance rates and there is no coordinated way to see who participates in what programs.

The Rental Housing Advisory Board heard from numerous small-town officials, town health officers, planning staff, service providers, market analysts, and various state agencies how useful a coordinated data system would be. That is the list of participants in the bill. The reasons we have heard for a rental housing database include:

- Assist in housing code enforcement including health and safety, energy codes, water and sewer.
- Local, regional and state planning. These agencies are consistently asked for this information, and need the information for community planning.
- Access to Federal funds – Every five years the state must complete a housing needs assessment. The last study cost over \$50,000. HUD rents are often based on incomplete data. If the information is inaccurate a random digit dialing survey must be completed at additional cost of \$30,000+.
- To insure compliance with lead safety laws and submission of rent rebate certificates. There is no way to check to see if properties are participating.
- More accurate information on property owners for emergency responders.
- Disaster recovery.
- There are concerns about losing long -rental units to short term rentals, but there is no base line to compare this to.
- Landlord and tenant education and outreach.

The form of the database and how it would be available has not been determined.