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**Act No. 4 (S.14). Property; deed restrictions; municipal bylaws**

**An act relating to deed restrictions and housing density**

This act narrows the language in 27 V.S.A. § 545. It states that deed restrictions added after March 1, 2021 are invalid if they would prohibit land development allowed under 24 V.S.A. § 4412(1)(E) and (2)(A). This act takes effect retroactively on January 1, 2021 in order to avoid invalidating any deed restriction under the prior language.

Effective Date: January 1, 2021