

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on Government Operations to which was referred House  
3 Bill No. 448 entitled “An act relating to approval of amendments to the charter  
4 of the City of Burlington” respectfully reports that it has considered the same  
5 and recommends that the bill be amended by striking out Sec. 2, 24 App.  
6 V.S.A. chapter 3 (City of Burlington), in its entirety and inserting in lieu  
7 thereof a new Sec. 2 to read as follows:

8 Sec. 2. 24 App. V.S.A. chapter 3 is amended to read:

9 CHAPTER 3. CITY OF BURLINGTON

10 \* \* \*

11 § 48. ENUMERATED

12 The City Council shall have power:

13 \* \* \*

14 (66)(A) To provide by ordinance protections for residential tenants, as  
15 defined in 9 V.S.A. chapter 137, from eviction without “just cause,” where  
16 “just cause” shall include:

17 (i) a tenant’s material breach of a written rental agreement;

18 (ii) a tenant’s violation of State statutes regulating tenant  
19 obligations in residential rental agreements;

20 (iii) nonpayment of rent; and

1                    (iv) a tenant’s failure to accept written, reasonable, good faith  
2 renewal terms.

3                    (B) The ordinance shall exclude from “just cause” the expiration of a  
4 rental agreement as the sole grounds for termination of tenancy. In addition to  
5 the exemptions in 9 V.S.A. chapter 137, the ordinance shall exempt from this  
6 provision, subject to mitigation provisions, sublets and in-unit rentals as well  
7 as the following properties, but not limited to:

8                    (i) owner-occupied duplexes and triplexes;

9                    (ii) those being withdrawn from the rental market, including  
10 properties to be occupied by the owner or an immediate family member as a  
11 primary residence; and

12                    (iii) those in need of substantial renovations that preclude  
13 occupancy.

14                    (C) The ordinance shall include provisions that:

15                    (i) mitigate potential negative impacts on tenants and property  
16 owners, including requirements of adequate notice and reasonable relocation  
17 expenses;

18                    (ii) provide for a reasonable probationary period after initial  
19 occupancy; and

