

1 Statement of purpose of bill as introduced: This bill proposes to do the
2 following:

- 3 • create a Statewide zoning standard to treat duplexes as an allowed
4 use in residential zoning districts and up to a four-unit building as
5 an allowed use in areas of residential zoning districts served by
6 municipal water and sewer;
- 7 • set a Statewide zoning standard for minimum parking at one per
8 dwelling unit, allowing builders to determine if additional spaces
9 are needed;
- 10 • create a Statewide zoning standard for a habitable floor density
11 bonus for qualifying mixed-income residential development in
12 areas served by water and sewer, allowing one extra floor to
13 support mixed-income housing in compliance with the Fire and
14 Building Safety Code;
- 15 • hold accessory dwelling units to the same or similar standards of
16 review established by the municipality for a single-family
17 dwelling;
- 18 • require that specific information be submitted to the Department of
19 Housing and Community Development when municipalities
20 adopt new zoning bylaws;

- 1 • allow towns to give their administrative officer authority to
- 2 approve minor subdivisions and a hearing on them is not
- 3 required;
- 4 • clarify existing law that the character of the area cannot be
- 5 appealed in decisions on certain types of housing;
- 6 • require an appropriate municipal panel to provide reasons for
- 7 adjusting dimensional requirements in permit decisions on
- 8 housing;
- 9 • prohibit towns from requiring more strict energy codes than the
- 10 State energy codes, except those with existing authority;
- 11 • prohibit deed restrictions and covenants that require minimum
- 12 dwelling unit size and more than one parking space;
- 13 • require sellers to disclose if a property is located on a class 4
- 14 highway or legal trail;
- 15 • exempt wastewater projects from needing a State permit if the
- 16 municipality can issue an authorization for it;
- 17 • require the Division of Fire Safety to prepare a report identifying
- 18 potential revisions to the Vermont Fire and Building Safety Code
- 19 to reduce the cost to develop housing;
- 20 • amend the Vermont Fair Housing and Public Accommodations Act
- 21 to permit the Human Rights Commission to refer potential

1 violations of the Act to the Attorney General or a State's
2 Attorney for enforcement, to provide additional time for the
3 Commission to bring an action to enforce the Act, and to increase
4 the criminal penalty for a violation of the Act; and
5 • direct the Agency of Transportation to update the Vermont State
6 road standards.

7 An act relating to removing State and municipal regulatory barriers for fair
8 zoning and housing affordability

9 It is hereby enacted by the General Assembly of the State of Vermont:

10 * * * Municipal Zoning * * *

11 Sec. 1. 24 V.S.A. § 4414 is amended to read:

12 § 4414. ZONING; PERMISSIBLE TYPES OF REGULATIONS

13 * * *

14 (4) Parking and loading facilities. A municipality may adopt provisions
15 setting forth standards for permitted and required facilities for off-street
16 parking and loading, which may vary by district and by uses within each
17 district. However, a municipality shall not require more than one parking
18 space per dwelling unit or accessory dwelling unit. These bylaws may also
19 include provisions covering the location, size, design, access, landscaping, and
20 screening of those facilities. In determining the number of parking spaces for

nonresidential uses and size of parking spaces required under these regulations, the appropriate municipal panel may take into account the existence or availability of employer “transit pass” and rideshare programs, public transit routes, and public parking spaces in the vicinity of the development. However, ~~municipality shall not require an accessory dwelling unit to have more than one parking space per bedroom.~~

7 * * *

8 Sec. 2. 24 V.S.A. § 4412 is amended to read:

9 § 4412. REQUIRED PROVISIONS AND PROHIBITED EFFECTS

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

12 (1) Equal treatment of housing and required provisions for affordable
13 housing.

14 * * *

15 (D) Bylaws shall designate appropriate districts and reasonable
16 regulations for multiunit or multifamily dwellings. No bylaw shall have the
17 effect of excluding these multiunit or multifamily dwellings from the
18 municipality. In any district that allows residential development, duplexes and
19 accessory dwelling units shall be an allowed use. In any district that is served
20 by municipal sewer and water infrastructure that allows residential
21 development, multiunit dwellings with four or fewer units shall be an allowed

use. No bylaw shall require larger lot sizes for a duplex than a single-family development, nor otherwise have the effect of prohibiting duplexes.

17 (i) The property has sufficient wastewater capacity.

18 (ii) The unit does not exceed 30 percent of the total habitable floor

19 area of the single-family dwelling or 900 square feet, whichever is greater.

20 * * *

1 (12) In any district served by municipal sewer and water infrastructure
2 that allows residential development, bylaws shall establish lot and building
3 dimensional and density standards that allow five or more dwelling units per
4 acre for allowed residential uses, and no dimensional and density standard for
5 multiunit dwellings shall be more restrictive than those required for single-
6 family dwellings.

7 (13) In any district served by municipal sewer and water infrastructure
8 that allows residential development, any mixed use developments and
9 affordable housing developments, as defined in section 4303(2) of this title,
10 may exceed building height limitations by one additional habitable floor
11 beyond the maximum height and using that additional floor may exceed
12 density limitations for residential developments by an additional 40 percent,
13 provided that the structure complies with the Vermont Fire and Building Safety
14 Code.

15 Sec. 3. 24 V.S.A. § 4413 is amended to read:

16 § 4413. LIMITATIONS ON MUNICIPAL BYLAWS

17 (a)(1) The following uses may be regulated only with respect to
18 location, size, height, building bulk, yards, courts, setbacks, density of
19 buildings, off-street parking, loading facilities, traffic, noise, lighting,
20 landscaping, and screening requirements, and only to the extent that

1 regulations do not have the effect of interfering with the intended functional

2 use:

3 (A) State- or community-owned and ~~operated~~ -operated institutions
4 and facilities;

5 (B) public and private schools and other educational institutions
6 certified by the Agency of Education;

7 (C) churches and other places of worship, convents, and parish
8 houses;

9 (D) public and private hospitals;

10 (E) regional solid waste management facilities certified under 10
11 V.S.A. chapter 159;

12 (F) hazardous waste management facilities for which a notice of
13 intent to construct has been received under 10 V.S.A. § 6606a; and

14 (G) emergency shelters.

15 (2) Except for State-owned and -operated institutions and facilities, a
16 municipality may regulate each of the land uses listed in subdivision (1) of this
17 subsection for compliance with the National Flood Insurance Program and for
18 compliance with a municipal ordinance or bylaw regulating development in a
19 flood hazard area or river corridor, consistent with the requirements of
20 subdivision 2291(25) and section 4424 of this title. These regulations shall not
21 have the effect of interfering with the intended functional use.

(3) For purposes of this subsection, regulating the daily or seasonal hours of operation of an emergency shelter shall constitute interfering with the intended functional use.

4 * * *

5 Sec. 4. 24 V.S.A. § 4303 is amended to read:

6 § 4303. DEFINITIONS

7 The following definitions shall apply throughout this chapter unless the
8 context otherwise requires:

9 * * *

10 (38) “Duplex” means a residential building that has two dwelling units
11 in the same building. For purposes of subdivision 4412(E) of this title, in areas
12 of a municipality served by municipal sewer and water infrastructure, each unit
13 of a duplex shall constitute a single-family dwelling unit.

14 (39) “Emergency shelter” means any facility, the primary purpose of
15 which is to provide a temporary shelter for the homeless in general or for
16 specific populations of the homeless and that does not require occupants to
17 sign leases or occupancy agreements.

(40) “Multiunit or multifamily dwelling” means a building that contains three or more dwelling units in the same building.

1 Sec. 5. 24 V.S.A. § 4441 is amended to read:

2 § 4441. PREPARATION OF BYLAWS AND REGULATORY TOOLS;

3 AMENDMENT OR REPEAL

4 * * *

5 (c) When considering an amendment to a bylaw, the planning commission
6 shall prepare and approve a written report on the proposal. A single report
7 may be prepared so as to satisfy the requirements of this subsection concerning
8 bylaw amendments and subsection 4384(c) of this title concerning plan
9 amendments. ~~The Department of Housing and Community Development shall~~
10 ~~provide all municipalities with a form for this report.~~ The report shall provide
11 a brief explanation of the proposed bylaw, amendment, or repeal and shall
12 include a statement of purpose as required for notice under section 4444 of this
13 title; and shall include findings regarding how the proposal:

14 (1) ~~Conforms~~ conforms with or furthers the goals and policies contained
15 in the municipal plan, including the effect of the proposal on the availability of
16 safe and affordable housing, and sections 4412, 4413, and 4414 of this title;

17 (2) ~~Is~~ is compatible with the proposed future land uses and densities of
18 the municipal plan; and

19 (3) ~~Carries~~ carries out, as applicable, any specific proposals for any
20 planned community facilities.

21 * * *

(h) Upon adoption or amendment of a bylaw, the planning commission shall prepare an adoption report in form and content provided by the Department of Housing and Community Development that:

(1) confirms that all changes to zoning districts have been uploaded to the Vermont Open Geodata Portal;

(2) confirms that the complete bylaw has been uploaded to the Municipal Plan and Bylaw Database;

(3) demonstrates conformity with sections 4412, 4413, and 4414 of this title; and

(4) provides information on the municipal application of subchapters 7 (bylaws), 9 (administration), and 10 (panels) of this chapter for the Municipal Planning Data Center and the prospective development of a statewide zoning atlas.

14 * * * Subdivisions * * *

15 Sec. 6. 24 V.S.A. § 4463 is amended to read:

16 § 4463. SUBDIVISION REVIEW

17 (a) Approval of plats. Before any a plat for a major subdivision is
18 approved, a public hearing on the plat shall be held by the appropriate
19 municipal panel after public notice. A bylaw may provide for the
20 administrative officer to approve minor subdivisions. A copy of the notice
21 shall be sent to the clerk of an adjacent municipality, in the case of a plat

1 located within 500 feet of a municipal boundary, at least 15 days prior to the
2 public hearing.

3 (b) Plat; record. The approval of the appropriate municipal panel or
4 administrative officer, if the bylaws provide for their approval of minor
5 subdivisions, shall expire 180 days from that approval or certification unless,
6 within that 180-day period, that plat shall have been duly filed or recorded in
7 the office of the clerk of the municipality. After an approved plat or
8 certification by the clerk is filed, no expiration of that approval or certification
9 shall be applicable.

10 (1) The bylaw may allow the administrative officer to extend the date
11 for filing the plat by an additional 90 days, if final local or State permits or
12 approvals are still pending.

13 (2) No plat showing a new street or highway may be filed or recorded in
14 the office of the clerk of the municipality until it has been approved by the
15 appropriate municipal panel, or administrative officer if allowed under the
16 bylaws, pursuant to subsection (a) of this section, and that approval is endorsed
17 in writing on the plat, or the certificate of the clerk of the municipality showing
18 the failure of the appropriate municipal panel to take action within the 45-day
19 period is attached to the plat and filed or recorded with the plat. After that
20 filing or recording, the plat shall be a part of the official map of the
21 municipality.

1

* * *

2 Sec. 7. 24 V.S.A. § 4418 is amended to read:

3 § 4418. SUBDIVISION BYLAWS

4

* * *

5 (2) Subdivision bylaws may include:

6 (A) Provisions provisions allowing the appropriate municipal panel
7 to waive or modify, subject to appropriate conditions, the provision of any or
8 all improvements and requirements as in its judgment of the special
9 circumstances of a particular plat or plats are not requisite in the interest of the
10 public health, safety, and general welfare, or are inappropriate because of
11 inadequacy or lack of connecting facilities adjacent or in proximity to the
12 subdivision;:

13 (B) Procedures procedures for conceptual, preliminary, partial, and
14 other reviews preceding submission of a subdivision plat, including any
15 administrative reviews;:

16 (C) Specific specific development standards to promote the
17 conservation of energy or to permit the utilization of renewable energy
18 resources, or both;:

19 (D) State standards and criteria under 10 V.S.A. § 6086(a); and

20 (E) provisions to allow the administrative officer to approve minor
21 subdivisions.

1 * * * Appeals * * *

2 Sec. 8. 24 V.S.A. § 4471 is amended to read:

3 § 4471. APPEAL TO ENVIRONMENTAL DIVISION

4 * * *

5 (e) Neighborhood development area. Notwithstanding subsection (a) of

6 this section, a determination by an appropriate municipal panel that a

residential development will not result in an undue adverse effect on the

character of the area affected shall not be subject to appeal if the determination

9 is that a proposed residential development seeking conditional use approval

10 under subdivision 4414(3) of this title is within a designated downtown

11 development district, designated growth center, ~~designated~~ Vermont

12 neighborhood, or designated neighborhood development area seeking

conditional use approval will not result in an undue adverse effect on the

14 character of the area affected under subdivision 4414(3) of this title. Other

elements of the determination made by the appropriate municipal panel may be

16 appealed.

17 * * * By Right * * *

18 Sec. 9. 24 V.S.A. § 4464(b) is amend

1 (7)(A) A decision rendered by the appropriate municipal panel for a
2 housing development or the housing portion of a mixed-use development shall
3 not:
4 (i) increase the minimum lot size required in the municipal
5 bylaws;
6 (ii) increase the minimum parking requirements required in the
7 municipal bylaws and in section 4414 of this title;
8 (iii) reduce the building size to less than that allowed in the
9 municipal bylaws, including reducing the building footprint or height;
10 (iv) reduce the density of dwelling units allowed in the municipal
11 bylaws; and
12 (v) otherwise disallow a development to abide by the minimum or
13 maximum applicable municipal standards;
14 (B) However, a decision may require adjustments to the applicable
15 municipal standards listed in subdivision (A) of this subdivision (b)(7) if the
16 panel or officer issues a written finding stating:
17 (i) why the modification is necessary to comply with a
18 prerequisite State or federal permit, municipal permit, or a nondiscretionary
19 standard in a bylaw or ordinance, including requirements related to wetlands,
20 setbacks, and flood hazard areas and river corridors; and

1 (ii) how the identified restrictions do not result in an unequal
2 treatment of housing or an unreasonable exclusion of housing development
3 otherwise allowed by the bylaws.

4 * * * Energy Codes * * *

5 Sec. 10. 24 V.S.A. § 3101(a) is amended to read:

6 (a) The mayor and board of aldermen of a city, the selectboard of a town,
7 or the trustees of an incorporated village; may, in accordance with this chapter,
8 establish codes and regulations for the construction, maintenance, repair, and
9 alteration of buildings and other structures within the municipality. Such
10 codes and regulations may include provisions relating to building materials,
11 structural design, passageways, stairways and exits, heating systems, fire
12 protection procedures, and such other matters as may be reasonably necessary
13 for the health, safety, and welfare of the public, but excluding electrical
14 installations subject to regulation under 26 V.S.A. chapter 15. Any energy
15 codes and regulations adopted after July 1, 2023 shall not be more restrictive
16 than the Residential Building Energy Standards or the stretch code adopted
17 under 30 V.S.A. § 51 or the Commercial Building Energy Standards adopted
18 under 30 V.S.A. § 53, except where enabled by a municipal charter.

1 Sec. 11. APPROPRIATION

The sum of \$500,000.00 is appropriated from the General Fund to the Municipal and Regional Planning Fund for the purpose for assisting municipalities in updating their bylaws to reflect changes made in this act.

5 * * * Covenants * * *

6 Sec. 12. 27 V.S.A. § 545 is amended to read:

§ 545. COVENANTS, CONDITIONS, AND RESTRICTIONS OF SUBSTANTIAL PUBLIC INTEREST

9 (a) Deed restrictions, covenants, or similar binding agreements added after
10 March 1, 2021 that prohibit or have the effect of prohibiting land development
11 allowed under 24 V.S.A. § 4412(1)(E) and (2)(A) shall not be valid.

12 (b) Deed restrictions or covenants added after July 1, 2023 shall not be
13 valid if they require a minimum dwelling unit size on the property or more
14 than one parking space per dwelling unit.

15 (c) This section shall not affect the enforceability of any property interest
16 held in whole or in part by a qualified organization or State agency as defined
17 in 10 V.S.A. § 6301a, including any restrictive easements, such as
18 conservation easements and historic preservation rights and interests defined in
19 10 V.S.A. § 822. This section shall not affect the enforceability of any
20 property interest that is restricted by a housing subsidy covenant as defined by

1 section 610 of this title and held in whole or in part by an eligible applicant as
2 defined in 10 V.S.A. § 303(4) or the Vermont Housing Finance Agency.

3 * * * Road Disclosure * * *

4 Sec. 13. 27 V.S.A. § 617 is added to read:

5 **§ 617. DISCLOSURE OF CLASS 4 ROAD**

6 **(a) Disclosure of maintenance on class 4 highway. Any property owner**
7 **who sells property located on a class 4 highway or legal trail shall disclose to**
8 **the buyer that the municipality is not required to maintain the highway or trail**
9 **as described in 19 V.S.A. § 310.**

10 **(b) Marketability of title. Noncompliance with the requirements of this**
11 **section shall not affect the marketability of title of a property.**

12 * * * Wastewater Connection Permits * * *

13 Sec. 14. 10 V.S.A. § 1974 is amended to read:

14 **§ 1974. EXEMPTIONS**

15 Notwithstanding any other requirements of this chapter, the following
16 projects and actions are exempt:

17 * * *

18 **(9) A project completed by a person who receives an authorization from**
19 **a municipality that administers a program registered with the Secretary**
20 **pursuant to section 1983 of this title.**

1 Sec. 15. 10 V.S.A. § 1983 is added to read:

2 § 1983. AUTHORIZATION FOR MUNICIPAL WASTEWATER SYSTEM

3 AND POTABLE WATER SUPPLY CONNECTIONS

4 (a) A municipality may issue an authorization for a connection or an
5 existing connection with a change in use to the municipal sanitary sewer
6 collection line via a sanitary sewer service line or a connection to a water main
7 via a new water service line in lieu of permits issued under this chapter,
8 provided that the municipality documents the following in a form prescribed
9 by the Secretary:

10 (1) The municipality owns or has legal control over connections to a
11 public community water system permitted pursuant to chapter 56 of this title
12 and over connections to a wastewater treatment facility permitted pursuant to
13 chapter 47 of this title.

14 (2) The municipality shall only issue authorizations for:

15 (A) a sanitary sewer service line that connects to the sanitary sewer
16 collection line; and

17 (B) a water service line that connects to the water main.

18 (3) The building or structure authorized under this section connects to
19 both the sanitary sewer collection line and public community water system.

1 (4) The authorizations from the municipality comply with the technical
2 standards for sanitary sewer service lines and water service lines in the
3 Wastewater System and Potable Water Supply Rules.

4 (5) The municipality requires documentation issued by a professional
5 engineer or licensed designer that is filed in the land records that the
6 connection authorized by the municipality was installed in accordance with the
7 technical standards.

8 (6) The municipality requires the authorization to be filed in the land
9 records.

10 (7) The municipality requires the retention of plans that show the
11 location and design of authorized connections.

12 (b) The municipality shall notify the Secretary 30 days in advance of
13 terminating any authorization. The municipality shall provide all
14 authorizations and plans to the Secretary as a part of this termination notice.

15 (c) A municipality issuing an authorization under this section shall require
16 the person to whom the authorization is issued to post notice of the
17 authorization as part of the notice required for a permit issued under 24 V.S.A.
18 § 4449 or other bylaw authorized under this chapter.

* * * Building Safety * * *

Sec. 16. VERMONT FIRE AND BUILDING SAFETY CODE; POTENTIAL
REVISIONS; REPORT

(a) The Executive Director of the Division of Fire Safety shall, on or before January 15, 2024, submit a written report to the General Assembly regarding potential revisions to the Vermont Fire and Building Safety Code that could reduce the costs associated with developing and constructing new housing while maintaining adequate life safety protections. The report shall:

(1) identify and examine potential revisions to the Vermont Fire and Building Safety Code that could reduce the costs associated with developing and constructing new housing while maintaining adequate life safety protections;

(2) identify and examine innovative approaches to fire and building safety from other jurisdictions that could be incorporated into the Vermont Fire and Building Safety Code and could reduce the costs associated with developing and constructing new housing while maintaining adequate life safety protections;

(3) identify provisions of the Vermont Fire and Building Safety Code
that may create obstacles to or increase the cost of converting existing
commercial and office space to residential units;

1 (4) identify potential revisions to the Vermont Fire and Building Safety
2 Code to address the obstacles identified pursuant to subdivision (3) of this
3 section or to reduce the cost of converting existing commercial and office
4 space to residential units;

5 (5) discuss any potential benefits and drawbacks related to the potential
6 revisions and approaches identified pursuant to subdivisions (1), (2), and (4) of
7 this subsection, including any potential impacts on the cost of constructing and
8 maintaining buildings and on the safety of building occupants;

9 (6) identify which of the potential revisions and approaches identified
10 pursuant to subdivisions (1), (2), and (4) of this subsection the Division
11 supports; and

12 (7) identify any legislative changes that are necessary to enable the
13 Division to incorporate the revisions and approaches identified pursuant to
14 subdivision (6) of this subsection into the Vermont Fire and Building Safety
15 Code.

16 (b) While examining potential revisions to the Vermont Fire and Building
17 Safety Code pursuant to subdivision (a)(1) of this section, the Executive
18 Director shall examine the potential for:

19 (1) permitting a building to be constructed with a reduced number of
20 means of egress if the building is equipped with life safety protections, such as
21 an automatic fire sprinkler system; and

(2) permitting buildings with three or more stories to be constructed without an elevator that can accommodate an ambulance stretcher.

3 * * *Enforcement * * *

4 Sec. 17. 9 V.S.A. § 4506 is amended to read:

5 § 4506. ENFORCEMENT; CIVIL ACTION; RETALIATION PROHIBITED

6 (a)(1) A person aggrieved by a violation of this chapter may file a charge of
7 discrimination with the Human Rights Commission pursuant to chapter 141 of
8 this title or may bring an action for injunctive relief and compensatory and
9 punitive damages and any other appropriate relief in the Superior Court of the
10 county in which the violation is alleged to have occurred.

11 (2) A charge of discrimination filed pursuant to subdivision (1) of this
12 subsection may, pursuant to the provisions of section 4554 of this title, be
13 referred by the Commission to the Attorney General or a State's Attorney for
14 either investigation and enforcement or, following an investigation by the
15 Commission, for enforcement.

16 * * *

17 (d) The initiation or completion of an investigation by the Human Rights
18 Commission, the Attorney General, or a State's Attorney shall not be a
19 condition precedent to the filing of any lawsuit for pursuant to subsection (a) of
20 this section by a person alleging a violation of this chapter.

1 (e) A person shall not coerce, threaten, interfere, or otherwise discriminate
2 against any individual who:

3 * * *

* * *

9 Sec. 18. 9 V.S.A. § 4554 is amended to read:

10 § 4554. COMPLAINT; INVESTIGATION AND CONCILIATION

11 (a)(1) Any person who believes he or she has been subject to unlawful
12 discrimination may file a complaint under oath with the Commission stating
13 the facts concerning the alleged discrimination. Every complaint shall be
14 reviewed by the staff of the Commission.

15 (2) If a complaint states a prima facie case, it may be:

16 (A) the complaint may be accepted for investigation by the
17 Commission; or

18 (B) if the complaint alleges a violation of the provisions of chapter
19 139 of this title by a person other than the State, the Commission may, in its
20 discretion, refer the complaint to either the Attorney General or a State's

1 Attorney for investigation and enforcement pursuant to subsection (i) of this
2 section.

3 * * *

4 (c) Upon receipt of such a complaint under subsection (a) or (b) of this
5 section, if the Commission does not refer the complaint to the Attorney
6 General or a State's Attorney, the Commission or its designated representative
7 shall make every reasonable effort to resolve the matter by informal means
8 prior to a determination whether there are reasonable grounds to believe that
9 unlawful discrimination has occurred. The Commission or its designated
10 representative shall conduct such a preliminary investigation as it deems
11 necessary to determine whether there are reasonable grounds to believe that
12 unlawful discrimination has occurred. In conducting an investigation, the
13 Commission or its designated representative shall have access at all reasonable
14 times to premises, records, documents, individuals, and other evidence or
15 possible sources of evidence and may examine, record, and copy those
16 materials and take and record the testimony or statements of such persons as
17 are reasonably necessary. The Commission shall make every reasonable effort
18 to interview each relevant and noncumulative witness identified by a party. If
19 a witness is interviewed, a summary of the witness statement shall be included
20 in any report prepared in connection with the complaint. Such The statement

1 shall be taken into consideration in determining whether or not there are
2 reasonable grounds to believe that unlawful discrimination has occurred.

3 * * *

4 (e)(1) If the Commission finds reasonable grounds to believe that unlawful
5 discrimination has occurred, but does not find an emergency, it shall make
6 every reasonable effort to eliminate the discrimination by informal means, such
7 as conference, conciliation, and persuasion. If the case is disposed of by
8 informal means in a manner satisfactory to a majority of the Commission, it
9 shall dismiss the proceeding.

10 (2) If the case is not disposed of by informal means in a manner
11 satisfactory to a majority of the Commission within six months, ~~it the~~
12 Commission shall either do one of the following within not more than 90
13 additional days:

14 (A) bring an action in Superior Court as provided in section 4553 of
15 this title;

16 (B) refer the case to the Attorney General or a State's Attorney for
17 enforcement pursuant to subsection (i) of this section and section 4507 of this
18 title; or

19 (C) dismiss the proceedings, ~~unless an extension is necessary to~~
20 ~~complete ongoing good faith negotiations and all parties consent to the~~
21 ~~extension.~~

(3) The time periods set forth in subdivision (2) of this subsection may, with the consent of all parties, be extended as necessary to complete ongoing good faith negotiations.

4 * * *

(i) The Attorney General or a State's Attorney may enforce the provisions of chapter 139 of this title by restraining prohibited acts, seeking civil penalties, obtaining assurances of discontinuance, and conducting civil investigations in accordance with the procedures established in sections 2458–2461 of this title as though unlawful discrimination in violation of chapter 139 of this title were an unfair act in commerce. Any person complained against shall have the same rights and remedies as specified in sections 2458–2461 of this title. The Superior Courts are authorized to impose the same civil penalties and investigation costs and to order other relief to the State of Vermont or an aggrieved person for violations of chapter 139 of this title as they are authorized to impose or order under the provisions of sections 2458 and 2461 of this title in an unfair act in commerce. In addition, the Superior Courts may impose the criminal penalty set forth in section 4507 of this title and may impose punitive damages and order other appropriate relief on behalf of an aggrieved person.

1 Sec. 19. 9 V.S.A. § 4507 is amended to read:

2 § 4507. CRIMINAL PENALTY

3 A person who violates a provision of this chapter shall be fined not more
4 than \$1,000.00 \$10,000.00 per violation.

5 * * * Road Size * * *

6 Sec. 20. ROAD SIZE STANDARDS

7 On or before December 31, 2024, the Agency of Transportation shall update
8 the Vermont State Standards for the Design of Transportation Construction,
9 Reconstruction, and Rehabilitation on Freeways, Roads, and Streets (C.V.R.
10 14-010-019) (Vermont State Standards) to create context-sensitive, multimodal
11 projects that support smart growth in urban areas.

12 * * * Effective Dates * * *

13 Sec. 21. EFFECTIVE DATES

14 This act shall take effect as follows:

15 (1) Secs. 1 (24 V.S.A. § 4414), 2 (24 V.S.A. § 4412) except for
16 subdivision (D), 3 (24 V.S.A. § 4413), and 4 (24 V.S.A. § 4303) shall take
17 effect on December 1, 2024.

18 (2) All other Secs., including Sec. 2 subdivision (D), shall take effect on
19 July 1, 2023.