1	H.499
2	Introduced by Representatives Small of Winooski and Berbeco of Winooski
3	Referred to Committee on
4	Date:
5	Subject: Municipal government; charter of Winooski
6	Statement of purpose of bill as introduced: This bill proposes to approve the
7	amendment of the charter of the City of Winooski to give the City Council the
8	power to provide by ordinance protections for residential tenants from
9	evictions without "just cause."
10 11	An act relating to the approval of the amendment of the charter of the City of Winooski
12	It is hereby enacted by the General Assembly of the State of Vermont:
13	Sec. 1. CHARTER AMENDMENT APPROVAL
14	The General Assembly approves the amendment to the charter of the City
15	of Winooski as set forth in this act. Voters approved the proposal of
16	amendment on March 7, 2023.
17	Sec. 2. 24 App. V.S.A. chapter 19 is amended to read:
18	CHAPTER 19. CITY OF WINOOSKI
19	* * *

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1	§ 304.	GENERAL POWERS AND DUT	IES
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(b) Additional powers. In addition to powers otherwise conferred upon it by law, the City, by the action of the Council or, if specifically required by law or this charter, by the action of its voters, has the following powers and rights, including:

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(13)(A) To provide by ordinance protections for residential tenants, as defined in 9 V.S.A. chapter 137, from eviction without "just cause," where just cause shall include:

- (1) a tenant's material breach of a written rental agreement;
- (2) a tenant's violation of state statutes regulating tenant obligations in residential rental agreements;
- 14 (3) nonpayment of rent; and
- (4) a tenant's failure to accept written, reasonable, good faith
 renewal terms.

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

1	(1) owner-occupied duplexes and triplexes;
2	(2) those being withdrawn from the rental market, including
3	properties to be occupied by the owner or an immediate family member as a
4	primary residence; and
5	(3) those in need of substantial renovations that preclude
6	occupancy.
7	(C) The ordinance shall include provisions that:
8	(1) mitigate potential negative impacts on tenants and property
9	owners, including, the requirements of adequate notice and reasonable
10	relocation expenses;
11	(2) provide for a reasonable probationary period after initial
12	occupancy; and
13	(3) limit unreasonable rent increases to prevent de facto evictions
14	or nonrenewals, although this shall not be construed to limit rents beyond the
15	purpose of preventing individual evictions.
16	(D) The ordinance shall define what is "reasonable" and "adequate
17	notice" in defining just cause and shall require that landlords provide notice of
18	just cause and other legal requirements as part of the rental agreement.
19	* * *
20	Sec. 3. EFFECTIVE DATE
21	This act shall take effect on passage.