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H.499

Introduced by Representatives Small of Winooski and Berbeco of Winooski
Referred to Committee on
Date:
Subject: Municipal government; charter of Winooski
Statement of purpose of bill as introduced: This bill proposes to approve the
amendment of the charter of the City of Winooski to give the City Council the
power to provide by ordinance protections for residential tenants from
evictions without “just cause.”

An act relating to the approval of the amendment of the charter of the City
of Winooski

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

Sec. 1. CHARTER AMENDMENT APPROVAL

The General Assembly approves the amendment to the charter of the City
of Winooski as set forth in this act. Voters approved the proposal of
amendment on March 7, 2023.

Sec. 2. 24 App. V.S.A. chapter 19 is amended to read:

CHAPTER 19. CITY OF WINOOSKI

* * *

1 § 304. GENERAL POWERS AND DUTIES

2 * * *

3 (b) Additional powers. In addition to powers otherwise conferred upon it
4 by law, the City, by the action of the Council or, if specifically required by law
5 or this charter, by the action of its voters, has the following powers and rights,
6 including:

7 * * *

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

11 (1) a tenant’s material breach of a written rental agreement;

12 (2) a tenant’s violation of state statutes regulating tenant
13 obligations in residential rental agreements;

14 (3) nonpayment of rent; and

15 (4) a tenant’s failure to accept written, reasonable, good faith
16 renewal terms.

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

