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H.616

Introduced by Representative Stevens of Waterbury  
Referred to Committee on  
Date:  
Subject: Housing; consumer protection; no-cause evictions  
Statement of purpose of bill as introduced: This bill proposes to provide  
temporary protections to tenants against no-cause evictions.

An act relating to providing protections against eviction

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

Sec. 1. TEMPORARY EVICTION MORATORIUM FOR NO-CAUSE  
EVICTIONS

(a) As used in this section, “temporary period” means the period beginning  
on the effective date of this section and ending on July 1, 2025.

(b) During the temporary period:

(1) Except as provided in subdivision (2)(A) of this subsection, a  
landlord shall not terminate a tenancy for no cause pursuant to 9 V.S.A.  
§ 4467(c) or (e).

(2) A landlord may terminate a tenancy:

1           (A) pursuant to 9 V.S.A. § 4467(c) or (e), because the landlord or a  
2           member of the landlord’s immediate family has a good faith intention to  
3           occupy the premises;

4           (B) pursuant to 9 V.S.A. § 4467(a), because the tenant failed to pay  
5           rent;

6           (C) pursuant to 9 V.S.A. § 4467(b)(1), because the tenant failed to  
7           comply with a material term of the rental agreement or with obligations  
8           imposed under 9 V.S.A. chapter 137;

9           (D) pursuant to 9 V.S.A. § 4467(b)(2), because the tenant engaged in  
10          criminal activity, illegal drug activity, or acts of violence, any of which  
11          threaten the health or safety of other residents; or

12          (E) pursuant to 9 V.S.A. § 4467(d), because in the absence of a  
13          written rental agreement the landlord has contracted to sell the building.

14          Sec. 2. EFFECTIVE DATE

15          This act shall take effect on passage.