

1 H.764

2 Introduced by Representative Birong of Vergennes

3 Referred to Committee on

4 Date:

5 Subject: Housing; employer-provided housing; landlord-tenant

6 Statement of purpose of bill as introduced: This bill proposes to establish a
7 study on employer-provided housing.

8 An act relating to a study on employer-provided housing

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

10 Sec. 1. EMPLOYER-PROVIDED HOUSING; STUDY COMMITTEE;

11 REPORT

12 (a) Creation. There is created the Employer-Provided Housing Study
13 Committee to examine the structure of employer-provided housing and its
14 impacts on tenant protections.

15 (b) Membership. The Committee shall be composed of the following
16 members:

17 (1) two current members of the House of Representatives, not all from
18 the same political party, who shall be appointed by the Speaker of the House;

19 (2) two current members of the Senate, not all from the same political
20 party, who shall be appointed by the Committee on Committees;

1 (3) the Commissioner of the Department of Housing and Community

2 Development or designee;

3 (4) the Chair of the Vermont Housing and Conservation Board or

4 designee;

5 (5) one member representing housing nongovernmental organizations,

6 appointed by the Chair;

7 (6) one member representing advocacy groups offering representation of

8 tenants in landlord-tenant disputes, appointed by the Chair;

9 (7) one member representing ski businesses that provide or subsidize

10 housing for their employees, appointed by the Chair;

11 (8) one member representing the hospitality industry, appointed by the

12 Chair; and

13 (9) one member representing the construction industry, appointed by the

14 Chair.

15 (c) Powers and duties. The Committee shall study the structure of

16 employer-provided housing and its impacts on tenant protections, including the

17 following issues:

18 (1) the terms of lease agreements governing employer-provided

19 housing;

20 (2) the forms of employer-provided housing, including employer rent-

21 subsidized housing and excluding farm employee housing; and

1 (3) how housing is linked to employment, including as a condition of
2 employment.

3 (d) Assistance. The Committee shall have the administrative, technical,
4 and legal assistance of the Vermont Housing Finance Agency, the Agency of
5 Commerce and Community Development, the Department of Labor, and the
6 Vermont State Housing Authority. For purposes of scheduling meetings and
7 preparing recommended legislation, the Committee shall have the assistance of
8 the Office of Legislative Operations and the Office of Legislative Counsel.

9 (e) Report. On or before December 15, 2025, the Committee shall submit a
10 written report to the General Assembly with its findings and any
11 recommendations for legislative action. The report may be in the form of
12 proposed legislation.

13 (f) Meetings.

14 (1) The Commissioner of the Department of Housing and Community
15 Development or designee shall call the first meeting of the Committee to occur
16 on or before September 30, 2024.

17 (2) The Committee shall select a chair from among its members at the
18 first meeting.

19 (3) A majority of the membership shall constitute a quorum.

20 (4) The Committee shall cease to exist on December 31, 2025.

21 (g) Compensation and reimbursement.

1 (1) For attendance at meetings during adjournment of the General
2 Assembly, a legislative member of the Committee serving in the member's
3 capacity as a legislator shall be entitled to per diem compensation and
4 reimbursement of expenses pursuant to 2 V.S.A. § 23 for not more than six
5 meetings.

6 (2) Other members of the Committee shall be entitled to per diem
7 compensation and reimbursement of expenses as permitted under 32 V.S.A.
8 § 1010 for not more than six meetings.

9 (3) Payments to members of the Committee authorized under this
10 subsection shall be made from monies appropriated to the General Assembly.

11 Sec. 2. EFFECTIVE DATE

12 This act shall take effect on July 1, 2024.