

1 S.177

2 Introduced by Senator Hashim

3 Referred to Committee on

4 Date:

5 Subject: Housing; residential rental agreements; notice

6 Statement of purpose of bill as introduced: This bill proposes to permit actual
7 notice by e-mail for residential rental agreements.

8 An act relating to e-mail notice for residential rental agreements

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

10 Sec. 1. 9 V.S.A. § 4451 is amended to read:

11 § 4451. DEFINITIONS

12 As used in this chapter:

13 (1) “Actual notice” means receipt of written notice hand-delivered or
14 mailed to the last known address; or, if the parties have agreed to electronic
15 delivery, delivered by reliable electronic means. A rebuttable presumption that
16 the notice was received three days after mailing is created if the sending party
17 proves that the notice was sent by first-class or certified U.S. mail. E-mail
18 shall be deemed received only if there is evidence that the e-mail has been read
19 by the receiving party, including by acknowledgement or read receipt.

20 * * *

1 (11) “Reliable electronic means” means e-mail sent to the e-mail
2 address provided by the receiving party as an agreed-upon means for
3 conveying and receiving notice.

4 Sec. 2. EFFECTIVE DATE

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