

1 S.294

2 Introduced by Senator Brock

3 Referred to Committee on

4 Date:

5 Subject: Municipal and county government; municipal and regional planning
6 and development; housing

7 Statement of purpose of bill as introduced: This bill proposes to require
8 municipalities to act upon applications for the development of housing within
9 60 days following the submission of an application for development.

10 An act relating to minimum timeframes to act on applications related to the
11 development of housing

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

13 Sec. 1. 24 V.S.A. § 4456 is added to read:

14 § 4456. APPLICATION REVIEW DEADLINE FOR HOUSING

15 DEVELOPMENT

16 (a)(1) A municipality shall approve or deny any application submitted to
17 the municipality for the development of residential or multifamily housing
18 within 60 calendar days following the date of submission. Failure of the
19 municipality to issue a decision within this period shall be deemed approval
20 and shall be effective on the 61st day following submission.

1 (2) If the application is denied, the municipality shall state in writing to
2 the applicant the reasons for denial.

3 (b)(1) A municipality shall determine and provide notice whether an
4 application submitted to the municipality for the development of residential or
5 multifamily housing is complete within 15 calendar days following the date of
6 submission. Failure of the municipality to issue a determination within this
7 period shall be deemed a determination the application is complete.

8 (2) If the municipality determines the application does not contain all
9 information required by State statute or rule or municipal ordinance, bylaw, or
10 policy, the municipality shall state in writing to the applicant the specific
11 information required for the application to be determined complete.

12 (3) An applicant who receives a determination under subdivision (b)(2)
13 of this section may resubmit the application to cure any defects set out in the
14 determination, and the date of submission for the application shall be deemed
15 to be the date of resubmission.

16 Sec. 2. EFFECTIVE DATE

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