

| H.687 Provisions | |
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| Tasks | Start Date |
| \$484,000 appropriation to NRB for new board members and 2 new attorneys | July 1, 2024 |
| VAPDA study on strategic opportunities for RPCs | December 31, 2024 |
| ERB files Forest Block/Connecting habitat rules with LCAR | June 15, 2025 |
| ERB Members appointed and all employees transfer to new Board | July 1, 2025 |
| ERB drafts guidance for planned growth area application | January 1, 2026 |
| New criteria 8(B)&(C) take effect* (need to fix in Sec. 51) | July 1, 2026 |
| Draft rules of procedure for permit appeals | July 1, 2026 |
| Jurisdiction over Act 250 permit appeals transfers from E-Court to ERB | July 1, 2026 |
| Review future land use maps Review regional plans | July 1, 2026 |
| RPCs adopt updated regional plans | December 31, 2026 |
| Commissioner of Housing and Community Development shall report on legislative recommendations to the General Assembly to better align designation benefits with strategic priorities | December 15, 2026 |
| Switch to location-based jurisdiction ERB begins review of applications for planned growth area designation- need to hold hearing on each | January 1, 2027 |

| RPC plan adoption | |
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| H.687 | Existing |
| 60 days before 1 st public hearing, RPC submits draft regional plan to ERB and ACCD | |
| ACCD coordinates with other State agencies on response and responds w/in 60 days | |
| 30 days before 1 st hearing, RPC gives copy of proposed plan and report documenting compliance to list of parties entitled to notice They may submit comments and participate in hearings if they wish | Same |
| RPC holds 2 or more public hearings on plan | Same |
| 30 days before final public hearing RPC make may changes to proposed plan. If changes are made, a copy and notice must be sent to list of notice people at least 30 days before final hearing. | Same |
| Regional plan adopted by vote of municipal commissioners | Same |
| ERB reviews plan | Plan duly adopted 35 days after vote unless objected by majority of towns |
| w/in 15 of adoption, interested person with objections may file objection to plan with ERB | |
| W/in 30 days after submission to ERB, ERB staff provide recommendation on plan | |
| ERB posts notice of hearing on plan 15 days before hearing | |
| ERB holds public hearing on plan | |
| ERB issues written determination on plan w/in 45 days of receiving plan from RPC | |

| Designated Area Update | |
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| Mapping- §5803(a) | Updated regional plans shall include all State designated areas as of July 1, 2024 |
| Mapping- §5803(e) | On or before December 31, 2024, the VAPDA shall develop standard methodology and process for the mapping of areas eligible for designation under 10 V.S.A. § 6033 |
| Centers- §5804(b) | The areas mapped by the regional planning commissions as a center shall allow for the designation of preexisting, approved village centers, downtown centers, and new town centers in existence on or before December 25, 2025. |
| Centers- § 5804(d) | All designated village centers, new town centers, or downtowns existing as of December 31, 2025 will retain current benefits until June 30, 2026 or until approval of the regional future land use maps by the ERB, whichever comes first |
| | All existing designations in effect December 31, 2025 will expire June 30, 2026 if the regional planning commission does not receive State Board approval of the regional plan future land use maps under this chapter |
| | All benefits for preexisting designated village centers, downtowns, and new town centers that are removed under this chapter shall remain with the prior designations existing as of December 31, 2025 until July 1, 2032 |
| | Prior to June 30, 2026, no renewal shall be required for the preexisting designations. |
| | New applications may be approved by the State Board prior to the approval of a regional future land use map under former chapter 76A of this title by the State Board until December 31, 2025 |
| | The last day to submit an application for designation prior to December 31, 2025 will be October 1, 2025. |
| Centers-§5804(e) – Step 2 | meets the requirements of Step One or if it has an approved village center or new town center under 76A upon initial approval of the regional plan future land use map and prior to December 31, 2026 |
| Centers- §5804(e) – Step 3 | Meets the requirements of Step Two, or if it has an existing downtown designated under chapter 76A in effect upon initial approval of the regional future land use map and prior to December 31, 2026. |
| Neighborhoods-§ 5805(d) | Any municipality with an existing designated growth center or neighborhood development area will retain current benefits until July 1, 2029 or upon approval of the regional plan future land use maps, whichever comes first. |

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| Neighborhoods-§ 5805(d) | All existing neighborhood development area and growth center designations in effect July 1, 2024 will expire July 1, 2029 if the regional planning commission does not gain approval |
| Neighborhoods-§ 5805(d) | All benefits that are removed for neighborhood development areas and growth centers under this chapter shall remain active with prior designations existing as of July 1, 2024 until July 1, 2032. |
| Transition-§ 5807(a) | On or before June 30, 2026, the regional planning commissions shall update the regional plan future land use maps to delineate Downtown or Village Centers, Planned Growth Areas, which may encompass a Downtown Center and Village Center, and Village Areas |
| Transition- §5807(b) | Until June 30, 2026, any municipality with an existing designated downtown, village center, or new town center may be granted a Center designation by the State Downtown and Village Board through approval of the regional plan future land use map. |
| Transition-§5807(c) | Until June 30, 2026, any municipality with an existing designated neighborhood development area or growth center may be granted a Designated Neighborhood by the State Downtown and Village Board, through approval of a regional plan future land use map. |