

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on General and Housing to which was referred House Bill  
3 No. 132 entitled “An act relating to establishing a homeless bill of rights and  
4 prohibiting discrimination against persons without homes” respectfully reports  
5 that it has considered the same and recommends that the bill be amended by  
6 striking out all after the enacting clause and inserting in lieu thereof the  
7 following:

8 Sec. 1. 9 V.S.A. § 4501 is amended to read:

9 § 4501. DEFINITIONS

10 As used in this chapter:

11 \* \* \*

12 (12)(A) “Harass” means to engage in unwelcome conduct that detracts  
13 from, undermines, or interferes with a person’s:

14 (i) use of a place of public accommodation or any of the  
15 accommodations, advantages, facilities, or privileges of a place of public  
16 accommodation because of the person’s race, creed, color, national origin,  
17 housing status, marital status, sex, sexual orientation, gender identity, or  
18 disability; or

19 (ii) terms, conditions, privileges, or protections in the sale or rental  
20 of a dwelling or other real estate, or in the provision of services or facilities in  
21 connection with a dwelling or other real estate, because of the person’s race,

1 sex, sexual orientation, gender identity, age, housing status, marital status,  
2 religious creed, color, national origin, or disability, or because the person  
3 intends to occupy a dwelling with one or more minor children, or because the  
4 person is a recipient of public assistance, or because the person is a victim of  
5 abuse, sexual assault, or stalking.

6 \* \* \*

7 (13) “Housing status” means the actual or perceived status of being  
8 homeless, being a homeless individual, or being a homeless person, as defined  
9 in 42 U.S.C. § 11302.

10 Sec. 2. 9 V.S.A. § 4502 is amended to read:

11 § 4502. PUBLIC ACCOMMODATIONS

12 (a) An owner or operator of a place of public accommodation or an agent  
13 or employee of ~~such an~~ an owner or operator shall not, because of the race, creed,  
14 color, national origin, housing status, marital status, sex, sexual orientation, or  
15 gender identity of any person, refuse, withhold from, or deny to that person  
16 any of the accommodations, advantages, facilities, and privileges of the place  
17 of public accommodation.

18 \* \* \*

19 Sec. 3. 9 V.S.A. § 4503 is amended to read:

20 § 4503. UNFAIR HOUSING PRACTICES

21 (a) It shall be unlawful for any person:

1           (1) To refuse to sell or rent, or refuse to negotiate for the sale or rental  
2 of, or otherwise make unavailable or deny, a dwelling or other real estate to  
3 any person because of the race, sex, sexual orientation, gender identity, age,  
4 housing status, marital status, religious creed, color, national origin, or  
5 disability of a person, or because a person intends to occupy a dwelling with  
6 one or more minor children, or because a person is a recipient of public  
7 assistance, or because a person is a victim of abuse, sexual assault, or stalking.

8           (2) To discriminate against, or to harass, any person in the terms,  
9 conditions, privileges, and protections of the sale or rental of a dwelling or  
10 other real estate, or in the provision of services or facilities in connection with  
11 a dwelling or other real estate, because of the race, sex, sexual orientation,  
12 gender identity, age, housing status, marital status, religious creed, color,  
13 national origin, or disability of a person, or because a person intends to occupy  
14 a dwelling with one or more minor children, or because a person is a recipient  
15 of public assistance, or because a person is a victim of abuse, sexual assault, or  
16 stalking.

17           (3) To make, print, or publish, or cause to be made, printed, or published  
18 any notice, statement, or advertisement, with respect to the sale or rental of a  
19 dwelling or other real estate that indicates any preference, limitation, or  
20 discrimination based on race, sex, sexual orientation, gender identity, age,  
21 housing status, marital status, religious creed, color, national origin, or

1 disability of a person, or because a person intends to occupy a dwelling with  
2 one or more minor children, or because a person is a recipient of public  
3 assistance, or because a person is a victim of abuse, sexual assault, or stalking.

4 (4) To represent to any person because of the race, sex, sexual  
5 orientation, gender identity, age, housing status, marital status, religious creed,  
6 color, national origin, or disability of a person, or because a person intends to  
7 occupy a dwelling with one or more minor children, or because a person is a  
8 recipient of public assistance, or because a person is a victim of abuse, sexual  
9 assault, or stalking, that any dwelling or other real estate is not available for  
10 inspection, sale, or rental when the dwelling or real estate is in fact so  
11 available.

12 \* \* \*

13 (7) To engage in blockbusting practices, for profit, ~~which~~ that may  
14 include inducing or attempting to induce a person to sell or rent a dwelling by  
15 representations regarding the entry into the neighborhood of a person or  
16 persons of a particular race, sex, sexual orientation, gender identity, age,  
17 housing status, marital status, religious creed, color, national origin, or  
18 disability of a person, or because a person intends to occupy a dwelling with  
19 one or more minor children, or because a person is a recipient of public  
20 assistance, or because a person is a victim of abuse, sexual assault, or stalking.



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(11) “Persons and families of low and moderate income” means persons and families irrespective of race, creed, national origin, sex, sexual orientation, housing status, or gender identity deemed by the Agency to require such assistance as is made available by this chapter on account of insufficient personal or family income, taking into consideration, without limitation, such factors as:

\* \* \*

(20) “Housing status” means the actual or perceived status of being homeless, being a homeless individual, or being a homeless person, as defined in 42 U.S.C. § 11302.

Sec. 5. 21 V.S.A. § 495 is amended to read:

§ 495. UNLAWFUL EMPLOYMENT PRACTICE

(a) It shall be unlawful employment practice, except where a bona fide occupational qualification requires persons of a particular race, color, religion, national origin, housing status, sex, sexual orientation, gender identity, ancestry, place of birth, age, crime victim status, or physical or mental condition:

(1) For any employer, employment agency, or labor organization to harass or discriminate against any individual because of race, color, religion, ancestry, national origin, housing status, sex, sexual orientation, gender

1 identity, place of birth, crime victim status, or age or against a qualified  
2 individual with a disability.

3 (2) For any person seeking employees or for any employment agency or  
4 labor organization to cause to be printed, published, or circulated any notice or  
5 advertisement relating to employment or membership indicating any  
6 preference, limitation, specification, or discrimination based upon race, color,  
7 religion, ancestry, national origin, housing status, sex, sexual orientation,  
8 gender identity, place of birth, crime victim status, age, or disability.

9 (3) For any employment agency to fail or refuse to classify properly or  
10 refer for employment or to otherwise harass or discriminate against any  
11 individual because of race, color, religion, ancestry, national origin, housing  
12 status, sex, sexual orientation, gender identity, place of birth, crime victim  
13 status, or age or against a qualified individual with a disability.

14 (4) For any labor organization to limit, segregate, or qualify its  
15 membership with respect to any individual because of race, color, religion,  
16 ancestry, national origin, housing status, sex, sexual orientation, gender  
17 identity, place of birth, crime victim status, or age or against a qualified  
18 individual with a disability.

19 \* \* \*

1 Sec. 6. 21 V.S.A. § 495d is amended to read:

2 § 495d. DEFINITIONS

3 As used in this subchapter:

4 \* \* \*

5 (16) “Harass” means to engage in unwelcome conduct based on an  
6 employee’s race, color, religion, national origin, housing status, sex, sexual  
7 orientation, gender identity, ancestry, place of birth, age, crime victim status,  
8 or physical or mental condition that interferes with the employee’s work or  
9 creates a work environment that is intimidating, hostile, or offensive. In  
10 determining whether conduct constitutes harassment:

11 \* \* \*

12 (17) “Housing status” means the actual or perceived status of being  
13 homeless, being a homeless individual, or being a homeless person, as defined  
14 in 42 U.S.C. § 11302.

15 Sec. 7. 33 V.S.A. § 101 is amended to read:

16 § 101. POLICY

17 It is the policy of the State of Vermont that:

18 \* \* \*

19 (3)(A) Assistance and benefits shall be administered promptly, with due  
20 regard for the preservation of family life, and without restriction of individual



1 rights or discrimination on account of race, religion, political affiliation,  
2 housing status, or place of residence within the State.

3 (B) As used in this subdivision (3), “housing status” means the actual  
4 or perceived status of being homeless, being a homeless individual, or being a  
5 homeless person, as defined in 42 U.S.C. § 11302.

6 \* \* \*

7 Sec. 8. EFFECTIVE DATE

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

9 and that after passage the title of the bill be amended to read: “An act  
10 relating to prohibiting discrimination against persons without homes”  
11  
12

13 (Committee vote: \_\_\_\_\_)

14 \_\_\_\_\_

15 Representative \_\_\_\_\_

16 FOR THE COMMITTEE