

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on General and Housing to which was referred House Bill  
3 No. 276 entitled “An act relating to creating a rental housing registry”  
4 respectfully reports that it has considered the same and recommends that the  
5 bill be amended by striking out all after the enacting clause and inserting in  
6 lieu thereof the following:

7 Sec. 1. 20 V.S.A. § 2678 is added to read:

8 § 2678. RENTAL HOUSING REGISTRATION

9 (a) Registration. Except as otherwise provided in subsection (b) of this  
10 section, annually on or before March 1, the owner of each unit of rental  
11 housing that in the previous year was leased or offered for lease shall pay to  
12 the Department of Housing and Community Development an annual  
13 registration fee of \$35.00 per unit and provide the following information:

14 (1) the name and mailing address of the owner, landlord, and property  
15 manager of the unit, as applicable;

16 (2) the phone number and electronic mail address of the owner,  
17 landlord, and property manager of the unit, as available;

18 (3) the location of the unit;

19 (4) the year built;

20 (5) the type of rental unit;

21 (6) the number of units in the building;

1           (7) the school property account number;

2           (8) the accessibility of the unit; and

3           (9) any other information the Department deems appropriate.

4           (b) Exceptions.

5           (1) Unit licensed or registered with another program.

6           (A) Local rental housing health and safety program.

7                   (i) The registration requirement imposed in subsection (a) of this  
8           section does not apply to a unit that is currently registered with a municipal,  
9           district, or other local government rental housing health and safety program  
10           that requires the owner to register the unit and provide the data required in  
11           subsection (a) of this section.

12                   (ii) The fee requirement imposed in subsection (a) of this section  
13           does not apply to a unit that is currently registered with a municipal, district, or  
14           other local government rental housing health and safety program that requires  
15           the owner to register the unit and provide the data required in subsection (a) of  
16           this section and for which program the owner is required to pay a registration  
17           fee.

18           (B) Licensed lodging establishment. The registration and fee  
19           requirements imposed in subsection (a) of this section do not apply to a  
20           lodging establishment, as defined in 18 V.S.A. § 4301, that is required to be  
21           licensed by the Department of Health.

1           (C) Registered mobile home lot.

2           (i) The registration requirement imposed in subsection (a) of this  
3 section does not apply to a mobile home lot within a mobile home park if:

4                   (I) the owner has registered the lot with the Department of  
5 Housing and Community Development pursuant to 10 V.S.A. § 6254; and

6                   (II) the owner does not own a mobile home on the lot.

7           (ii) An owner of a mobile home lot within a mobile home park  
8 who has registered the lot with the Department and who owns a mobile home  
9 on the lot that is available for rent or rented shall register the property with the  
10 Department pursuant to subsection (a) of this section and pay a fee equal to the  
11 fee required, less any fee paid within the previous 12 months pursuant to  
12 10 V.S.A. § 6254(c).

13           (2) Unit not offered to general public. The registration and fee  
14 requirements imposed in subsection (a) of this section do not apply to a unit  
15 that an owner provides to another person, whether or not for consideration, if,  
16 and only to the extent that, the owner does not otherwise make the unit  
17 available for lease to the general public, and includes:

18                   (A) housing provided to a member of the owner’s family or personal  
19 acquaintances;

1           (B) housing provided to a person who is not related to a member of  
2           the owner’s household and who occupies the housing as part of a nonprofit  
3           home-sharing program;

4           (C) housing provided to a person who provides personal care to the  
5           owner or a member of the owner’s household;

6           (D) housing provided as a benefit of farm employment, as defined in  
7           9 V.S.A. § 4469a(a)(3).

8           (3) Non-permanent residence; inadequate facilities. The registration and  
9           fee requirements imposed in subsection (a) of this section do not apply to a  
10           unit that is not designed or constructed for use as a permanent residence,  
11           including a unit that does not have adequate potable water or sanitation  
12           facilities, electricity, heat, or insulation.

13           (c) Administration.

14           (1) The Department of Housing and Community Development shall  
15           maintain the registry of rental housing data in coordination with the  
16           Department of Public Safety, the Department of Health, the Enhanced 911  
17           Board, and the Department of Taxes.

18           (2) Upon request, and at least annually, a municipal, district, or other  
19           local government entity that operates a rental housing health and safety  
20           program that requires registration of a rental housing unit and a fee for  
21           inclusion on its registry shall provide to the Department of Housing and

1 Community Development the data for each unit that is required pursuant to  
2 subsection (a) of this section.

3 **(d) Protection, permissible use, and disclosure of data.**

4 **(1)** The data the Department collects pursuant to this section is exempt  
5 from public inspection and copying pursuant to 1 V.S.A. § 317(c)(1).

6 **(2)** The Department may only disclose data it collects pursuant to this  
7 section:

8 **(A)** to other State, municipal, or regional government entities;

9 **(B)** to nonprofit organizations; or

10 **(C)** to other persons for the purposes of protecting public health and  
11 safety.

12 **(3)** The Department:

13 **(A)** shall not disclose data it collects pursuant to this section for a  
14 commercial purpose; and

15 **(B)** shall require, as a condition of receiving data collected pursuant  
16 to this section, that a person to whom the Department discloses the data takes  
17 steps necessary to protect the privacy of persons whom the data concerns and  
18 to prevent further disclosure.

19 (e) Rental Housing Safety Special Fund. The Department shall maintain  
20 the fees collected pursuant to this section in a special fund entitled the Rental  
21 Housing Safety Special Fund, the proceeds of which the Department shall use:

1           (1) to hire authorized staff to administer the registry and registration  
2           requirements imposed in this section; and

3           (2) to provide funding to the Department of Public Safety to hire  
4           authorized staff to conduct inspections and regulate rental housing pursuant to  
5           section 2677 of this title.

6                                   \* \* \* Penalty for Failure to Register \* \* \*

7           Sec. 2. 20 V.S.A. § 2678(e) is added to read:

8           (e) Failure to register; penalty. The Department of Housing and  
9           Community Development shall impose an administrative penalty of not more  
10           than \$200.00 per unit for an owner of rental housing who knowingly fails to  
11           register or pay the fee required pursuant to this section.

12                                   \* \* \* Positions Authorized \* \* \*

13           Sec. 3. DEPARTMENT OF HOUSING AND COMMUNITY

14                           DEVELOPMENT; POSITIONS

15           (a) The Department of Housing and Community Development is  
16           authorized to create one full-time classified position and one half-time  
17           classified position to design and implement the registry created in, and to  
18           administer and enforce the registry requirements of, 20 V.S.A. § 2678.

19           (b) The Department may staff authorized by this section to the extent funds  
20           become available from an appropriation for that purpose or from the Rental

1 Housing Safety Special Fund created and maintained pursuant to 20 V.S.A. §  
2 2678(e).

3 Sec. 4. EFFECTIVE DATES

4 (a) This section, Sec. 1 (registration) and Sec. 3 (DHCD positions) take  
5 effect on passage.

6 (b) Sec. 2 (administrative penalty for failure to register) takes effect on July  
7 1, 2024.

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14 (Committee vote: \_\_\_\_\_)

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Representative \_\_\_\_\_

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FOR THE COMMITTEE