

1 H.687

2 First: By adding a reader assistance heading and three new sections to be
3 Secs. 94–96 to read as follows:

4 * * * Eviction Prevention Initiatives * * *

5 Sec. 94. APPROPRIATION; RENTAL HOUSING STABILIZATION
6 SERVICES

7 The sum of \$400,000.00 is appropriated from the General Fund to the
8 Office of Economic Opportunity within the Department for Children and
9 Families in fiscal year 2025 for a grant to the Champlain Valley Office of
10 Economic Opportunity for the Rental Housing Stabilization Services Program
11 established by 2023 Acts and Resolves No. 47, Sec. 43.

12 Sec. 95. APPROPRIATION; TENANT REPRESENTATION PILOT
13 PROGRAM

14 The sum of \$1,025,000.00 is appropriated from the General Fund to the
15 Agency of Human Services in fiscal year 2025 for a grant to Vermont Legal
16 Aid for the Tenant Representation Pilot Program established by 2023 Acts and
17 Resolves No. 47, Sec. 44.

18 Sec. 96. APPROPRIATION; RENT ARREARS ASSISTANCE FUND

19 The sum of \$2,500,000.00 is appropriated from the General Fund to the
20 Vermont State Housing Authority in fiscal year 2025 for the Rent Arrears
21 Assistance Fund established by 2023 Acts and Resolves No. 47, Sec. 45.

1 Second: By striking out Secs. 102–104 in their entirety and inserting in
2 lieu thereof three new sections to be Secs. 102–104 to read as follows:

3 Sec. 102. 27 V.S.A. § 380 is added to read:

4 § 380. DISCLOSURE OF INFORMATION; CONVEYANCE OF REAL

5 ESTATE

6 (a) Prior to or as part of a contract for the conveyance of real property, the
7 seller shall provide the buyer with the following information:

8 (1) whether the real property is located in a Federal Emergency
9 Management Agency mapped special flood hazard area;

10 (2) whether the real property is located in a Federal Emergency
11 Management Agency mapped moderate flood hazard area;

12 (3) whether the real property was subject to flooding or flood damage
13 while the seller possessed the property, including flood damage from
14 inundation or from flood-related erosion or landslide damage; and

15 (4) whether the seller maintains flood insurance on the real property.

16 (b) The failure of the seller to provide the buyer with the information
17 required under subsection (a) of this section is grounds for the buyer to
18 terminate the contract prior to transfer of title or occupancy, whichever occurs
19 earlier.

20 (c) A buyer of real estate who fails to receive the information required to be
21 disclosed by a seller under subsection (a) of this section may bring an action to

1 recover from the seller the amount of the buyer’s damages and reasonable
2 attorney’s fees. The buyer may also seek punitive damages when the seller
3 knowingly failed to provide the required information.

4 (d) A seller shall not be liable for damages under this section for any error,
5 inaccuracy, or omission of any information required to be disclosed to the
6 buyer under subsection (a) of this section when the error, inaccuracy, or
7 omission was based on information provided by a public body or by another
8 person with a professional license or special knowledge who provided a
9 written report that the seller reasonably believed to be correct and that was
10 provided by the seller to the buyer.

11 (e) Noncompliance with the requirements of this section shall not affect the
12 marketability of title of a real property.

13 Sec. 103. 9 V.S.A. § 4466 is added to read:

14 § 4466. REQUIRED DISCLOSURE; MODEL FORM

15 (a) A landlord shall disclose in advance of entering a rental agreement with
16 a tenant whether any portion of the premises offered for rent is located in a
17 Federal Emergency Management Agency mapped special flood hazard area.
18 This notice shall be provided to the tenant at or before execution of the lease in
19 a separate written document substantially in the form prescribed by the
20 Department of Housing and Community Development pursuant to subsection
21 (b) of this section.

1 (a) Appraisal; disclosure. When a mobile home is sold or offered for sale:

2 (1) If a mobile home is appraised, the appraisal shall include a cover
3 sheet that itemizes the value of the unsited mobile home, the value of any
4 adjacent or attached structures located on the site and the value of the sited
5 location, if applicable, and valuations of sales of comparable properties.

6 (2) In the case of a new mobile home, the seller shall provide to a
7 prospective buyer a written disclosure that states the retail price of the unsited
8 mobile home, any applicable taxes, the set-up and transportation costs, and the
9 value of the sited location, if applicable.

10 (3) In the case of a mobile home as defined in 10 V.S.A. § 6201, the
11 seller shall provide to a prospective buyer a written disclosure of any flooding
12 history or flood damage to the mobile home known to the seller, including
13 flood damage from inundation or from flood-related erosion or landslide
14 damage.

15 (4) A legible copy of the disclosure required in subdivision (2) of this
16 subsection shall be prominently displayed on a new mobile home in a location
17 that is clearly visible to a prospective buyer from the exterior.

18 * * *

19 **Fourth:** By striking out Sec. 111, Land Bank Report, in its entirety and
20 inserting in lieu thereof a new Sec. 111 to read as follows:
21 Sec. 111. [Deleted.]

1 **Fifth**: By striking out Sec. 113a, Long-Term Affordable Housing; Study
2 Committee; Report, in its entirety and inserting in lieu thereof a new Sec. 113a
3 to read as follows:
4 Sec. 113a. [Deleted.]
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