

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on Ways and Means to which was referred Senate Bill No.
3 310 entitled “An act relating to natural disaster government response, recovery,
4 and resiliency” respectfully reports that it has considered the same and
5 recommends that the House propose to the Senate that the report of the
6 Committee on Government Operations and Military Affairs be amended as
7 follows:

8 **First: In Sec. 4a, 10 V.S.A. § 10, by striking out subsection (d) in its**
9 **entirety and inserting in lieu thereof a new subsection (d) to read as follows:**

10 (d) Annually, on or before November 15, the Treasurer shall submit a
11 report detailing the activities, financing, and accounting of any credit facilities
12 created pursuant to subsection (c) of this section during the preceding calendar
13 year to the Governor; the House Committees on Appropriations, on Commerce
14 and Economic Development, and on Ways and Means; and the Senate
15 Committees on Appropriations, on Economic Development, Housing and
16 General Affairs, and on Finance.

17 **Second: By adding a new section to be Sec. 4b to read as follows:**

18 **Sec. 4b. TREASURER CLIMATE INFRASTRUCTURE FINANCING**

19 **COORDINATION; REPORT**

20 **(a) The Treasurer may use funds appropriated in fiscal year 2025 to**
21 **coordinate climate infrastructure financing efforts within the State, including**

1 use for administrative costs and third-party consultations. The Treasurer shall
2 seek to create a framework for effective collaboration among State
3 organizations, agencies, and financial instrumentalities to maximize the
4 amount of federal funds the State may receive and to effectively coordinate the
5 deployment of these funds.

6 (b) On or before December 15, 2024, the Treasurer shall submit a report
7 detailing the status of coordination efforts described in subsection (a) of this
8 section and any recommendations regarding legislation for State climate
9 infrastructure financing to the House Committees on Appropriations, on
10 Commerce and Economic Development, on Environment and Energy, on
11 Government Operations and Military Affairs, and on Ways and Means and the
12 Senate Committees on Appropriations, on Economic Development, Housing
13 and General Affairs, on Finance, on Government Operations, and on Natural
14 Resources and Energy.

15 Third: By adding a reader assistance heading and five new sections to be
16 Secs. 36a–36e to read as follows:

17 * * * Flood Risk Disclosure * * *

18 Sec. 36a. 27 V.S.A. § 380 is added to read:

19 § 380. DISCLOSURE OF INFORMATION; CONVEYANCE OF REAL

20 ESTATE

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

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

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

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

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

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

15 (c) A buyer of real estate who fails to receive the information required to be
16 disclosed by a seller under subsection (a) of this section may bring an action to
17 recover from the seller the amount of the buyer's damages and reasonable
18 attorney's fees. The buyer may also seek punitive damages when the seller
19 knowingly failed to provide the required information.

20 (d) A seller shall not be liable for damages under this section for any error,
21 inaccuracy, or omission of any information required to be disclosed to the

1 buyer under subsection (a) of this section when the error, inaccuracy, or
2 omission was based on information provided by a public body or by another
3 person with a professional license or special knowledge who provided a
4 written report that the seller reasonably believed to be correct and that was
5 provided by the seller to the buyer.

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

8 Sec. 36b. 9 V.S.A. § 4466 is added to read:

9 § 4466. REQUIRED DISCLOSURE; MODEL FORM

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

16 (b) of this section.

17 (b) The Department of Housing and Community Development shall
18 develop a model form for the notice provided under this section that shall
19 include the information required under subsection (a) of this section.

20 Sec. 36c. 10 V.S.A. § 6236(e) is amended to read:

21 (e) All mobile home lot leases shall contain the following:

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(8)(A) Notice that the mobile home park is in a flood hazard area if any lot within the mobile home park is wholly or partially located in a flood hazard area according to the flood insurance rate map effective for the mobile home park at the time the proposed lease is furnished to a prospective leaseholder. This notice shall be provided in a clear and conspicuous manner in a separate written document substantially in the form prescribed by the Department of Housing and Community Development pursuant to subdivision (B) of this subdivision (8) and attached as an addendum to the proposed lease.

(B) The Department of Housing and Community Development shall develop a model form for the notice provided under this section that shall include the information required under subdivision (A) of this subdivision (8).

Sec. 36d. 10 V.S.A. § 6201 is amended to read:

§ 6201. DEFINITIONS

As used in this chapter, ~~unless the context requires otherwise:~~

(1) “Mobile home” means:

(A) a structure or type of manufactured home, including the plumbing, heating, air-conditioning, and electrical systems contained in the structure, that is:

(i) built on a permanent chassis;

1 (ii) designed to be used as a dwelling with or without a permanent
2 foundation when connected to the required utilities;

3 (iii) transportable in one or more sections; and

4 (iv)(I) at least eight feet wide, 40 feet long, or when erected has at
5 least 320 square feet; or

6 (II) if the structure was constructed prior to June 15, 1976, at
7 least eight feet wide or 32 feet long; or

8 (B) any structure that meets all the requirements of this
9 subdivision (1) except the size requirements, and for which the manufacturer
10 voluntarily files a certification required by the U.S. Department of Housing
11 and Urban Development and complies with the construction and safety
12 standards established under Title 42 of the U.S. Code.

13 (C) [Repealed.]

14 (2) “Mobile home park” means any parcel of land under single or
15 common ownership or control that contains, or is designed, laid out, or adapted
16 to accommodate, more than two mobile homes. “Mobile home park” does not
17 mean premises used solely for storage or display of mobile homes. Mobile
18 home park does not mean any parcel of land under the ownership of an
19 agricultural employer who may provide up to four mobile homes used by full-
20 time workers or employees of the agricultural employer as a benefit or

1 condition of employment or any parcel of land used solely on a seasonal basis
2 for vacation or recreational mobile homes.

3 * * *

4 (13) “Flood hazard area” has the same meaning as in section 752 of this
5 title.

6 (14) “Flood insurance rate map” means, for any mobile home park, the
7 official flood insurance rate map describing that park published by the Federal
8 Emergency Management Agency on its website.

9 Sec. 36e. 9 V.S.A. § 2602 is amended to read:

10 § 2602. SALE OR TRANSFER; PRICE DISCLOSURE; MOBILE HOME
11 UNIFORM BILL OF SALE

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

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

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

