



# Just Cause Eviction

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# Timeline of Just Cause Eviction in Vermont

- Passed Burlington ballot with 63% majority in 2021
- Got to Gov. Scott desk, but was vetoed 2022
- Passed Winooski and Essex ballots with 73% and 60% majorities in 2023
- Passed Montpelier ballot with a 58% majority in 2024



**What exactly did these communities  
vote for?**



**3 out of the four communities voted on near identical policy language that ensures...**

**Tenants who pay their rent, obey state statutes on renter obligations, and agree to reasonable renewal conditions can stay in their homes**



**This language also ensures that tenants who:**

- **Don't pay their rent**
- **Violate their lease**
- **Engage in activities that contravene state statutes on renter obligations**
- **Commit illegal acts**
- **Don't accept reasonable renewal terms**

**Would be evicted**



## This policy also requires:

- Exemptions for Mom & Pop landlords who owner occupy a Triplex/Duplex/Single Family home or have a rented ADU
- Probationary periods for new tenants before protections take affect
- Exemptions for landlords homing family members or otherwise taking the property off the market
- Exemptions for landlords that need to do renovations



**Why have Vermont tenants  
overwhelmingly supported tenant  
protections at the ballot box?**



## For renters

- There has been a 30% increase in rent since the pandemic
- Vacancy rates are around 3% statewide but as low as 0.1% in certain areas
- 50% of tenants pay 30-50%+ on rent
- 1 in 4 homes in Vermont are over 90 years old, renters primarily live in older homes that have more quality of life issues
- Only 13% can afford to buy a home, due to a historic rise in house prices, stagnated wages and higher interest rate
- According to CED Law in Colorado, for every eviction that goes through the courts, three do not get recorded. This problem is undocumented and larger than we realize.





**How does Just Cause Eviction  
address these issues?**



## For renters

- Stabilizes rents as JCE laws prevents “unreasonable” rises in rent to prevent eviction though rent increase
- Allows tenants to stay in their communities, allowing them to create stronger, longer connections, increasing the likelihood of staying in that area for longer which comes with a myriad of economic benefits
- Allows tenants to bring up habitability issues with their Landlord without the fear of retaliation
- Allows tenants to feel more stable in their housing and therefore more stable in work and health



**Why have home-owning Vermonters  
overwhelmingly supported tenant  
protections at the ballot box?**



## For homeowners

- Homelessness has gone up over 200% since the pandemic
- There has been a distinct and noticeable degradation of our communities, i.e. houses have got more dilapidated, more graffiti, more property damage etc.
- There has been a noticeable increase in small businesses cutting back hours or unable to fully staff their stores
- Construction costs have risen, in part due to a lack of workers
- A huge property tax increase that has happened, in part due to rising healthcare costs
- Large increases in municipal spending due to rising costs on tackling homelessness



**How does Just Cause Eviction  
address these issues?**



# For homeowners

- Giving renters reasonable eviction protections will slow the housed the homeless pipeline
- Eviction protections will allow tenants to inform their landlords of habitability issues without the threat of eviction, allowing landlords to be better informed on major issues and likely improving their housing infrastructure
- Eviction protections will keep more lower wage and younger workers in Vermont and working at our small businesses or in construction.
- Keeping younger people in Vermont will lower health care costs
- Keeping people housed will reduce property crime and municipal costs associated with homelessness



# Facts on Just Cause Eviction



- There is no evidence that Just Cause Eviction policy increases rent costs or housing costs for renters.
- There is no evidence that Just Cause Eviction policy increases costs for Landlords
- Just Cause Eviction policies levels the playing field for good landlords that only evict for cause
- It would protect our most vulnerable Vermonters
- It will help to keep younger Vermonters in-state
- It will lower the likelihood of homelessness and therefore lower the homelessness rate
- It will save the State and Municipalities money
- It allows for better data collection and a better understanding of our housing market
- It will improve investment in our communities and housing stock
- There is evidence that Just Cause policy decreases eviction filings and therefore could save costs on State funding for Housing Court
- 4 Vermont municipalities have democratically decided they want to implement JCE policy





Thank you, I will now be happy to  
take any questions

