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Senators Clarkson and Vyhovsky move that the Senate proposal of amendment be amended by adding a reader assistance heading and a new section to be Sec. 94 to read as follows:

* * * No-Cause Evictions Moratorium * * *

Sec. 94. TEMPORARY EVICTION MORATORIUM FOR NO-CAUSE
EVICTIONS IN AUTHORIZED MUNICIPALITIES

(a) As used in this section:

(1) “Temporary period” means the period beginning on the effective date of this section and ending on December 31, 2026.

(2) “Authorized municipality” means a municipality that has passed an amendment to its charter after 2020 authorizing the municipality to provide protections for residential tenants from no-cause eviction.

(b) During the temporary period, for any tenant residing in an authorized municipality:

(1) Except as provided in subdivision (2)(A) of this subsection, a landlord shall not terminate the tenancy of the tenant for no cause pursuant to 9 V.S.A. § 4467(c) or (e).

(2) A landlord may terminate the tenancy of the tenant:

1 (A) pursuant to 9 V.S.A. § 4467(c) or (e), because the landlord or a
2 member of the landlord’s immediate family has a good faith intention to
3 occupy the premises;

4 (B) pursuant to 9 V.S.A. § 4467(a), because the tenant failed to pay
5 rent;

6 (C) pursuant to 9 V.S.A. § 4467(b)(1), because the tenant failed to
7 comply with a material term of the rental agreement or with obligations
8 imposed under 9 V.S.A. chapter 137;

9 (D) pursuant to 9 V.S.A. § 4467(b)(2), because the tenant engaged in
10 criminal activity, illegal drug activity, or acts of violence, any of which
11 threaten the health or safety of other residents; or

12 (E) pursuant to 9 V.S.A. § 4467(d), because in the absence of a
13 written rental agreement the landlord has contracted to sell the building.