

24-0067- Dr 8.1- Outline

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Sec.	Page	Subject
1	1	Short title
Act 250		
2	1-6	Act 250: exempts 29 units of housing in towns served by water/sewer; repeals PHP; deletes Home Act on exemption of 24 units of housing in designated centers; exempts hotels and motels converted to permanently affordable housing
3	6-	Act 250: exemption for ADUs and for commercial converted to housing
4	7	Act 250: District Commissions shall provide signs to display on property under review
5	7-9	Act 250: permit can be issued contingent on other permits being issued and State agency permits are conclusive evidence
6	9	Act 250: District Commission may require self-certification
7	9-11	Act 250: no mitigation of prime ag soil needed for alternative wastewater system in designated center
8	11	Act 250: repeals PHPs, Home Act sunsets
Municipal Zoning		
9	11-12	Changes “should” to “shall” for use of data in the housing element of town plan
10	12-14	density and minimum lot size can’t be more restrictive; density bonus round up to whole unit function family zoning Choices
11	14-15	Limits on zoning for hotels and motels converted to permanently affordable housing developments
12	15-16	Parking bylaws
13	16-17	The number of parking spaces shall be rounded up
14	17	Parking Effective date
15	17-18	Lot coverage bylaws
16	18	Removes ability of residents to vote on bylaw changes
17	18-19	Municipal panel shall hold hearing w/in 90days and decide w/180days
18	19-21	Changes appeal by 10 people to 3% of town or 25 ; prohibits appeals 25 units of housing in areas served by water/sewer, housing that doesn’t require conditional use review, housing in designated area
19	21-22	Appeal Bond
20	22	E-Court shall try to decide municipal zoning permit appeals within 90 days of hearing
21	23	New judge for Superior Court
22	23	\$500,000 for creating new bylaws
Tax Credits		
23	23	Raises cap on amount of Downtown Tax Credits that can be awarded each year from \$3m to \$5m
New Act 250 Tiers		
24	24-26	Any construction in Tier 3 triggers Act 250; 2,000 ft Road Rule; Defines Tiers 1A, 1B, 2, 3
25	26-30	Creates designation process for Tiers 1A, 1B, 3

26	31	Towns must add designated areas to town maps
27	31-32	Act 250 Exemptions for Tier 1A and Tier 1B
Taxes		
28	32-33	Creates a new property transfer tax rate of 2.5% for residential properties that will not be used as a principal residence and are not used for a long-term rental.
30-32	34-36	Changes the allocation of PTT revenue so that the additional new revenue created by the new tax rate has an allocation of 70% to the Housing and Conservation Trust Fund and 30% to the Municipal and Regional Planning Fund.
33	36-37	Eliminates the limit to the Vermont income tax deduction for medical expenses for entrance fees or monthly payments made to continuing care retirement communities to the extent that those fees or payments exceed the deductibility limits for qualified long-term care insurance premiums.
Housing Programs aligned with H.719		
37	37-39	VHIP: transition from grants to forgivable loans; boost funding limit from \$50,000 to \$70,000
38	39-40	VHIP: appropriate \$5,000,000
39	40	MHIR: authorize certain practicalities
40	40-41	MHIR: appropriate \$2,000,000
41	41	Healthy Homes Initiative: appropriate \$1,000,000
Middle-Income Homeownership Development Program		
42	41-44	Middle-Income Homeownership Development Program: add subsidy recapture as permissible condition for affordability subsidy; remove geographic goals; provide flexibility for 35% cap
43	44	Repeal duplicative implementation provision for Program
Rental Registry		
44	44-46	Boost landlord certificate disclosure; require annual data disclosure to committees; require disclosure to VEM in emergencies; confidentiality
STR Regulation		
45	46-47	Extend food and lodging safety standards to STRs
46	47-48	Require certification with Health; complaints to DFS
Flood Risk Disclosure		
47	48-49	Require flood insurance disclosure for conveyance of real property
48	49-50	Require flood risk disclosure for residential rental agreements
49-50	50-51	Require flood risk disclosure for mobile home park lot leases
Mobile Homes		
51	51	Amend definition of “mobile home park” to include residents who own both the mobile home and the land on which the home sits
52	52	Mobile home park infrastructure needs assessment
53	52-53	MHIR: appropriate \$1,000,000 for infrastructure improvements; appropriate \$1,000,000 for extending Home Repair Awards program
54	53	CVOEO: appropriate \$1,000,000 to DCF for subgrant to CVOEO for technical assistance programs under the Mobile Home Program
Age-Restricted Housing		
55	53	Grants VHCB right of first refusal to purchase privately owned subsidized age-restricted housing
56	53-54	Rent notice increase for subsidized age-restricted housing
Housing Retention Funding		

57	54	Rent Arrears Assistance Fund: appropriate \$5,000,000
58	54-55	Landlord Relief Program: appropriate \$5,000,000; restrict to Section 8 landlords
Studies & Reports		
59	55-56	Land Bank Study
60	56-57	Rent Payment Reporting Study
61	57-59	Evictions Study Committee