

S.311 Strike All Dr 3.1 - Outline

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Sec.	Page	Subject
1	1	Short title
Act 250		
2	1-5	Act 250: exempts 75 units of housing in towns served by water/sewer; repeals PHP; deletes Home Act on exemptions; exempts hotels and motels converted to permanently affordable housing
3	5-6	Act 250: exemption for ADUs, for commercial converted to housing, and all development in designated centers
4	6	Act 250: District Commissions shall provide signs to display on property under review
5	7-8	Act 250: permit can be issued contingent on other permits being issued and State agency permits are conclusive evidence
6	8	Act 250: District Commission may require self-certification
7	8-9	DHCD shall consult with stakeholders and report back on Jan. 15, 2025 on appropriate ratios of prime ag soil mitigation
8	9	Act 250: repeals PHPs, Home Act sunsets, new exemptions
Municipal Zoning		
9	9-10	Changes “should” to “shall” for use of data in the housing element of town plan
10	10-11	density and minimum lot size can’t be more restrictive; density bonus round up to whole unit; function family zoning
11	12	Limits zoning for hotels and motels converted to permanently affordable housing developments.
12	13-14	Parking bylaws
13	14-15	The number of required parking spaces shall be rounded up
14	15	Parking Effective date
15	15	Lot coverage bylaws
16	15-16	Removes ability of residents to vote on bylaw changes
17	16-17	Municipal panel shall hold hearing and decide on application w/180days
18-19	17-19	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; 3% of population appealing don’t need to have participated
20	19-20	E-Court shall try to decide municipal zoning permit appeals within 90 days of hearing
21	20	New judge for Superior Court
Tax Credits		
22	20-21	Raises cap on amount of Downtown Tax Credits that can be awarded each year from \$3m to \$5m
New Act 250 Tiers		
23	21-23	Any construction in Tier 3 triggers Act 250; 2,000 ft Road Rule;
24	23-27	Creates designation process for all Tiers; NRB to report back on Dec. 15, 2024 on definitions for Tiers

25	27-28	Towns must add designated areas to town maps
26	28-29	Act 250 Exemptions for Tier 1A and Tier 1B
Taxes		
27	29-30	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; increases the amount excluded from PTT for principal residences purchased with a mortgage from VHCTF/VHFA/USDARD from the first \$110,000 to the first \$150,000.
28-30	30-33	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.
31-32	33-36	Annually transfers \$2,000,000 of PTT revenue (adjusted for inflation) to the Act 250 Permit Fund.
33-37	36-45	Creates an education property tax exemption to freeze property values of certain newly constructed and rehabilitated principal residences for two years; option for municipalities to also allow the exemption for municipal property taxes; sunsets in 2037.
38	45-46	Creates a property tax exemption for transfers of blighted dwellings that will be rehabilitated as a principal residence.
39	46-47	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		
40	47-50	VHIP: transition from grants to forgivable loans; boost funding limit from \$50,000 to \$70,000
41	50	VHIP: appropriate \$5,000,000
42	50	Healthy Homes Initiative: appropriate \$1,000,000
43	50-53	Middle-Income Homeownership Development Program: add subsidy recapture as permissible condition for affordability subsidy; remove geographic goals; provide flexibility for 35% cap
44	53	Repeal duplicative implementation provision for Program
45	53	Middle-Income Homeownership Development Program: appropriate \$10,000,000
46	54	VHCB: appropriate \$40,000,000 for perpetually affordable housing and emergency shelter
47	54	Rental Housing Stabilization Services Program: appropriate \$400,000
48	54-55	Tenant Representation Pilot Program: appropriate \$1,025,000
49	55	Rent Arrears Assistance Fund: appropriate \$2,500,000
50	55	Landlord Relief Program: appropriate \$1,100,000 for Section 8 landlords
51	55	First-Generation Homebuyer Program: appropriate \$1,000,000
Rental Data Collection and Protection		
52	56-58	Boost landlord certificate disclosure; eliminate public request for information from certificate; require annual aggregated data report to legislative committees
53	58-60	Landlord certificate confidentiality provisions; annual disclosure of information from landlord certificates to VEM and DHCD

Short-Term Rentals		
54-55	60-61	Require Division of Fire Safety to provide guidance on health & safety rules to STR platforms; STR operators to post guidance physically and online
Flood Risk Disclosure		
56	61-62	Require flood insurance disclosure for conveyance of real property
57	62-63	Require flood risk disclosure for residential rental agreements
58-59	63	Require flood risk disclosure for mobile home park lot leases
Mobile Homes		
60	64	MHIR: authorize certain practicalities
61	64-65	MHIR: appropriate \$2,000,000 for mobile home park infrastructure improvements and extending Home Repair Awards program
62	65-66	CVOEO: appropriate \$700,000 for Mobile Home Park Technical Assistance Services Team and \$300,000 to fund resident emergency grants
Age-Restricted Housing		
63	66-70	Grants VHCB an assignable right of first refusal to purchase privately owned age-restricted housing
64	70	Rent notice increase for privately owned age-restricted housing
Reports and Studies		
65	71-72	Land Bank Report
66	72-73	Rent Payment Reporting Report
67	73-75	Landlord-Tenant Law Study Committee