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## 1 TO THE HONORABLE SENATE:

2	The Committee on Judiciary to which was referred House Bill No. 227
3	entitled "An act relating to the Vermont Uniform Power of Attorney Act"
4	respectfully reports that it has considered the same and recommends that the
5	Senate propose to the House that the bill be amended In Sec. 1, 14 V.S.A.
6	chapter 127, subchapter 3, by striking out section 4052 in its entirety and
7	inserting in lieu thereof a new section 4052 to read as follows:
8	§ 4052. STATUTORY SHORT FORM POWER OF ATTORNEY FOR
9	REAL ESTATE TRANSACTIONS
10	(a) A document substantially in the following form may be used to create a
11	statutory form power of attorney for a real estate transaction that has the
12	meaning and effect prescribed by this chapter.
13	VERMONT SHORT FORM POWER OF ATTORNEY FOR REAL ESTATE
14	TRANSACTIONS
15	This power of attorney authorizes another person (your agent) to take
16	actions for you (the principal) in connection with a real estate transaction (sale,
17	purchase, mortgage, or gift). Your agent will be able to make decisions and act
18	with respect to a specific parcel of land whether or not you are able to act for
19	yourself. The meaning of authority over subjects listed on this form is
20	explained in the Vermont Uniform Power of Attorney Act, 14 V.S.A. chapter
21	127.

1	DESIGNATION OF AGENT		
2	I/weand		
3	(Name(s) of Principal) appoint the following person as my (our) agent:		
4	Name of Agent:		
5	Name of Alternate Agent:		
6	Address of Property that is the subject of this power of attorney		
7	(Street):, (Municipality)		
8	, Vermont.		
9	Transaction for which the power of attorney is given:		
10	Sale		
11	[ ] Purchase		
12	[] Mortgage		
13	[ ] Refinance		
14	[] Gift		
15	GRANT OF AUTHORITY		
16	I/we grant my (our) agent and any alternate agent authority named in this		
17	power of attorney to act for me/us with respect to a real estate transaction		
18	involving the property with the address stated above, including, but not limited		
19	to, the powers described in 14 V.S.A. § 4034(2), (3), and (4) as provided in the		
20	Vermont Uniform Power of Attorney Act, 14 V.S.A. chapter 127.		
21	POWER TO DELEGATE		

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	Each agent appointed in this power of attorney may delegate the authority		
to act to another person. Any delegation shall be in writing and executed in the			
	same manner as this power of attorney.		
	TERM		
	This power of attorney commences when fully executed and continues until		
	the real estate transaction for which it was given is complete.		
	SELF DEALING		
	[ ] If this box is checked, the agent named in this power of attorney may		
	convey the subject real estate with or without consideration to the agent,		
	individually, in trust, or to one or more persons as contenants with the agent.		
	CHOICE OF LAW		
	This power of attorney and the effect hereof shall be determined by the		
application of Vermont law and the Vermont Uniform Power of Attorney Act.			
	SIGNATURE AND ACKNOWLEDGMENT		
	Your Name Printed		
	Your Address		
	Your Telephone Number		

1			
2	State of		
3	County of		
4	This document was acknowledged before me	on (Date)	
5	by	:	
6	(Name of Principal)		
7		(Seal, if any)	
8	Signature of Notary		
9	My commission expires:		
10	(b) A power of attorney in the form above	confers on the agent the powers	
11	provided in subdivisions 4034 (2), (3) and (4)	of this Chapter.	
12	(c) Unless the language of the power of at	torney expressly forbids	
13	delegation of the authority, the agent may del	egate the authority granted in the	
14	power of attorney created under this provision to another person.		
15			
16			
17			
18	(Committee vote:)		
19			
20		Senator	
21		FOR THE COMMITTEE	

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