1	H.462
2	Introduced by Representative Hooper of Burlington
3	Referred to Committee on
4	Date:
5	Subject: Municipal government; municipal charters; City of Burlington;
6	amendment
7	Statement of purpose of bill as introduced: This bill proposes to amend the
8	charter of the City of Burlington to authorize the City Council to adopt an
9	ordinance prohibiting the eviction of residential tenants without just cause.
10	An act relating to approval of an amendment to the charter of the City of
11	Burlington concerning just cause eviction
12	It is hereby enacted by the General Assembly of the State of Vermont:
13	Sec. 1. CHARTER AMENDMENT APPROVAL
14	The General Assembly approves the amendment of the charter of the City
15	of Burlington as set forth in this act. Voters approved the proposal of
16	amendment on March 2, 2021.
17	Sec. 2. 24 App. V.S.A. chapter 3 is amended to read:
18	CHAPTER 3. CITY OF BURLINGTON
19	* * *
20	§ 48. ENUMERATED

1	The City Council shall have power:
2	* * *
3	(67)(A) To provide by ordinance protections for residential tenants, as
4	defined in 9 V.S.A. chapter 137, from eviction without "just cause," where
5	"just cause" shall include:
6	(i) a tenant's material breach of a written rental agreement;
7	(ii) a tenant's violation of State statutes regulating tenant
8	obligations in residential rental agreements;
9	(iii) nonpayment of rent; and
10	(iv) a tenant's failure to accept written, reasonable, good faith
11	renewal terms.
12	(B) The ordinance shall exclude from "just cause" the expiration of a
13	rental agreement as the sole grounds for termination of tenancy. In addition to
14	the exemptions in 9 V.S.A. chapter 137, the ordinance shall exempt from this
15	provision, subject to mitigation provisions, sublets and in-unit rentals as well
16	as the following properties, but not limited to:
17	(i) owner-occupied duplexes and triplexes;
18	(ii) those being withdrawn from the rental market, including
19	properties to be occupied by the owner or an immediate family member as a
20	primary residence; and

1	(iii) those in need of substantial renovations that preclude
2	occupancy.
3	(C) The ordinance shall include provisions that:
4	(i) mitigate potential negative impacts on tenants and property
5	owners, including requirements of adequate notice and reasonable relocation
6	expenses;
7	(ii) provide for a reasonable probationary period after initial
8	occupancy; and
9	(iii) limit unreasonable rent increases to prevent de facto evictions
10	or nonrenewals, although this shall not be construed to limit rents beyond the
11	purpose of preventing individual evictions.
12	(D) The ordinance shall define what is "reasonable" and "adequate
13	notice" in defining "just cause" and shall require that landlords provide notice
14	of just cause and other legal requirements as part of the rental agreement.
15	* * *
16	Sec. 3. EFFECTIVE DATE
17	This act shall take effect on passage.