

H.509

Introduced by Representatives Berbeco of Winooski and Tomlinson of
Winooski

Referred to Committee on

Date:

Subject: Municipal and county government; municipal charters; City of
Winooski; amendment

Statement of purpose of bill as introduced: This bill proposes to approve an
amendment to the charter of the City of Winooski to authorize the City Council
to adopt an ordinance governing the eviction of residential tenants.

An act relating to approval of an amendment to the charter of the City of
Winooski

It is hereby enacted by the General Assembly of the State of Vermont:

Sec. 1. CHARTER AMENDMENT APPROVAL

The General Assembly approves the amendment to the charter of the City
of Winooski as set forth in this act. Voters approved the proposal of
amendment on March 4, 2025.

Sec. 2. 24 App. V.S.A. chapter 19 is amended to read:

CHAPTER 19. CITY OF WINOOSKI

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§ 304. GENERAL POWERS AND DUTIES

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(b) Additional powers. In addition to powers otherwise conferred upon it by law, the City, by the action of the Council or, if specifically required by law or this charter, by the action of its voters, has the following powers and rights, including:

* * *

(13)(A) To adopt by ordinance protections for residential tenants, as defined in 9 V.S.A. chapter 137, from eviction without just cause. Just cause shall include:

- (i) a tenant's material breach of a written rental agreement;
- (ii) a tenant's violation of State statutes regulating tenant obligations in residential rental agreements;
- (iii) nonpayment of rent; and
- (iv) a tenant's failure to accept written, reasonable, good faith renewal terms.

(B) The ordinance shall:

- (i) exclude from the definition of just cause the expiration of a rental agreement as the sole grounds for termination of tenancy; and
- (ii) exempt, subject to mitigation provisions, sublets, in-unit rentals, and the following properties:

19 * * *

20 Sec. 3. EFFECTIVE DATE

21 This act shall take effect on passage.