1	H.509
2	Introduced by Representatives Berbeco of Winooski and Tomlinson of
3	Winooski
4	Referred to Committee on
5	Date:
6	Subject: Municipal and county government; municipal charters; City of
7	Winooski; amendment
8	Statement of purpose of bill as introduced: This bill proposes to approve an
9	amendment to the charter of the City of Winooski to authorize the City Council
10	to adopt an ordinance governing the eviction of residential tenants.
11 12	An act relating to approval of an amendment to the charter of the City of Winooski
13	It is hereby enacted by the General Assembly of the State of Vermont:
14	Sec. 1. CHARTER AMENDMENT APPROVAL
15	The General Assembly approves the amendment to the charter of the City
16	of Winooski as set forth in this act. Voters approved the proposal of
17	amendment on March 4, 2025.
18	Sec. 2. 24 App. V.S.A. chapter 19 is amended to read:
19	CHAPTER 19. CITY OF WINOOSKI
20	* * *

21

rentals, and the following properties:

1	§ 304. GENERAL POWERS AND DUTIES
2	* * *
3	(b) Additional powers. In addition to powers otherwise conferred upon it
4	by law, the City, by the action of the Council or, if specifically required by law
5	or this charter, by the action of its voters, has the following powers and rights,
6	including:
7	* * *
8	(13)(A) To adopt by ordinance protections for residential tenants, as
9	defined in 9 V.S.A. chapter 137, from eviction without just cause. Just cause
10	shall include:
11	(i) a tenant's material breach of a written rental agreement;
12	(ii) a tenant's violation of State statutes regulating tenant
13	obligations in residential rental agreements;
14	(iii) nonpayment of rent; and
15	(iv) a tenant's failure to accept written, reasonable, good faith
16	renewal terms.
17	(B) The ordinance shall:
18	(i) exclude from the definition of just cause the expiration of a
19	rental agreement as the sole grounds for termination of tenancy; and
20	(ii) exempt, subject to mitigation provisions, sublets, in-unit

1	(I) owner-occupied duplexes and triplexes;
2	(II) properties being withdrawn from the rental market,
3	including properties to be occupied by the owner or an immediate family
4	member as a primary residence; and
5	(III) properties in need of substantial renovations that preclude
6	occupancy.
7	(C) The ordinance shall include provisions that:
8	(i) Mitigate potential negative impacts on tenants and other
9	property owners, including requirements of adequate notice and reasonable
10	relocation expenses.
11	(ii) Provide for a reasonable probationary period after initial
12	occupancy.
13	(iii) Limit unreasonable rent increases to prevent de facto
14	evictions or nonrenewal. This subdivision (iii) shall not be construed to limit
15	rental rates beyond the purpose of preventing individual evictions.
16	(D) The ordinance shall define "reasonable" and "adequate notice" in
17	defining just cause and shall require that landlords provide notice of just cause
18	and other legal requirements as part of the rental agreement.
19	* * *
20	Sec. 3. EFFECTIVE DATE
21	This act shall take effect on passage.