

1 H.805

2 Introduced by Representatives North of Ferrisburgh and Olson of Starksboro

3 Referred to Committee on

4 Date:

5 Subject: Conservation and development; water resources; taxation;

6 wastewater; wetlands; stormwater

7 Statement of purpose of bill as introduced: This bill proposes to authorize the

8 Secretary of Natural Resources to issue general permits for stormwater

9 discharges, wetlands activity, and wastewater systems and potable water

10 supplies when the proposed activity will have a minor impact and a licensed

11 engineer certifies that the proposed activity complies with the permit rules.

12 The bill also would require the Secretary of Natural Resources to identify by

13 rule criteria or technical standards for a potable water supply or wastewater

14 system permit for an owner-occupied residence that shall be waived or reduced

15 if the permit applicant can demonstrate alternative, engineered solutions that

16 mitigate the possible harm from a failed wastewater system or potable water

17 supply or the applicant files with the permit a statement assuming all liability

18 for all damages incurred from the installation or failure of the wastewater

19 system or potable water supply. In addition, the bill would require that a

20 portion of a parcel owned by a resident of the State containing wetlands or Tier

1       3 lands be valued for taxation at the lesser of the fair market value of the  
2       portion of the parcel or of the use value of forest land.

3       An act relating to water resources of the State

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

5       Sec. 1. 10 V.S.A. § 913 is amended to read:

6       **§ 913. PROHIBITION**

7           (a)(1) Except for allowed uses adopted by the Department by rule, no  
8       person shall conduct or allow to be conducted an activity in a significant  
9       wetland or buffer zone of a significant wetland except in compliance with a  
10      permit, conditional use determination, or order issued by the Secretary.

11           (2) The Department shall issue general permits for classes of activity in  
12       a significant wetland or the buffer zone of a significant wetland that do not  
13       require Department review when the activity will have only a minor  
14       disturbance on the wetland. The Secretary shall give deference to a  
15       certification by a licensed engineer with respect to the engineering design of an  
16       allowed use in a wetland or to judgment exercised by the engineer, provided  
17       that the licensed engineer certifies that, in the exercise of the engineer's  
18       reasonable professional judgment, the information submitted with the permit  
19       application is true and correct and the activity proposed in the permit

1       application complies with the rules adopted under this chapter regarding  
2       activity in a wetland.

3           (b) A permit shall not be required under this section for:

4               (1) any activity that occurred before the effective date of this section

5               unless the activity occurred within:

6                   (A) an area identified as a wetland on the Vermont significant  
7               wetlands inventory maps;

8                   (B) a wetland that was contiguous to an area identified as a wetland  
9               on the Vermont significant wetlands inventory maps; or

10                  (C) the buffer zone of a wetland referred to in subdivision (A) or (B)  
11               of this subdivision (1);

12                  (2) any construction within a wetland that is identified on the Vermont  
13               significant wetlands inventory maps or within the buffer zone of such a  
14               wetland, provided that the construction was completed prior to February 23,  
15               1992, and no action for which a permit is required under the rules of the  
16               Department was taken or caused to be taken on or after February 23, 1992.

17       Sec. 2. 10 V.S.A. § 1264(g) is amended to read:

18                  (g) General permits.

19                   (1) The Secretary may issue general permits for classes of stormwater  
20               runoff that shall be adopted and administered in accordance with the provisions  
21               of subsection 1263(b) of this title.

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13 Sec. 3. 10 V.S.A. § 1973 is amended to read:

14 § 1973. PERMITS

15 (a) Except as provided in this section and sections 1974 and 1978 of this

16 title, a person shall obtain a permit from the Secretary before:

17 (1) subdividing land;

18 (2) creating or modifying a campground in a manner that affects a

19 potable water supply or wastewater system or the requirements for providing  
20 potable water and wastewater disposal;



1 designer in order to minimize Agency review of certified designs. Nothing in  
2 this section shall limit the responsibility of the licensed designer to comply  
3 with all standards and rules, or the authority of the Secretary to review and  
4 comment on design aspects of an application or to enforce Agency rules with  
5 respect to the design or the design certification.

6 \* \* \*

7 (3) The Secretary may issue general permits for classes of activity that  
8 require a permit under subsection (a) of this section that do not require  
9 Department review when the activity will pose only a minor risk of harm to  
10 human health or the environment.

11 (4) The Secretary shall issue a permit under this chapter for a potable  
12 water supply or wastewater system serving a residential flow of 1,000 gallons  
13 per day or less after reviewing the design-related information submitted by a  
14 licensed designer only for administrative compliance with the requirements of  
15 this chapter and the rules adopted under this chapter.

16 (g) If there is a dispute between the Secretary and a professional engineer  
17 concerning the design prepared by a professional engineer or the judgment  
18 exercised by a professional engineer, the professional engineer may request  
19 that the disputed issues be reviewed by a licensed professional engineer  
20 employed or retained by the Secretary. The Secretary shall grant all such  
21 requests for review.

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2 Sec. 4. 10 V.S.A. § 1978 is amended to read:

3 § 1978. RULES

4 (a) The Secretary shall adopt rules, in accordance with 3 V.S.A. chapter 25,  
5 necessary for the administration of this chapter. These rules shall include the  
6 following:

7 (1) Performance standards for wastewater systems.

8 (2) Design flow standards for potable water supplies and wastewater  
9 systems.

10 (3) Design requirements, including isolation distances.

11 (4) Monitoring and reporting requirements.

12 (5) Soils and hydrogeologic requirements.

13 (6) Operation and maintenance requirements appropriate to the  
14 complexity of the system.

15 (7) Requirements for engineering plans and specifications for potable  
16 water supplies and wastewater systems.

17 (8) Provisions for the acceptance and approval of alternative or  
18 innovative technologies, based on performance evaluations provided by  
19 qualified organizations with expertise in wastewater systems, including the  
20 New England Interstate Water Pollution Control Commission.

15 (11) Provisions allowing for experimental systems.

16 (12) Provisions regarding the licensing of certain classes of designers.

17 (13) Provisions regarding the delegation of authority to and removal of  
18 authority from a municipality to administer this chapter.

19 (14) Other requirements necessary to protect human health and the  
20 environment.

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7        (g)(1) The Secretary shall, by rule, identify criteria or technical standards  
8        for a permit for owner-occupied residences issued under this chapter that shall  
9        be waived or reduced if:

17                   (2) The rule required under this subsection shall allow for reduced  
18                   length of a mound wastewater system and reduced isolation distances between  
19                   wastewater systems and potable water supplies.

1 Sec. 5. 32 V.S.A. § 3622 is added to read:

2 **§ 3622. LAND WITH STATE-IMPOSED DEVELOPMENT**

3 **RESTRICTIONS**

4 (a) The portion of a parcel of land owned by a resident of the State that is

5 wetlands or Tier 3 land shall be valued at the lesser of:

6 (1) fair market value; or

7 (2) the use value of forest land, as determined by the Current Use

8 Advisory Board for the current year.

9 (b) As used in this section:

10 (1) “Tier 3 land” means land determined to be part of a Tier 3 area

11 pursuant to 10 V.S.A. chapter 151 and any related administrative rules.

12 (2) “Wetlands” means land listed as Class I wetlands by administrative

13 rule, land mapped as Class II wetlands on the Vermont Significant Wetlands

14 Inventory, or land determined by the Secretary of Natural Resources to be

15 significant wetlands under 10 V.S.A. § 914. “Wetlands” includes buffer zones

16 required by the Secretary of Natural Resources around Class I and II wetlands.

17 Sec. 6. 1 V.S.A. § 312 is amended to read:

18 **§ 312. RIGHT TO ATTEND MEETINGS OF PUBLIC BODIES**

19 (a)(1) All meetings of a public body are declared to be open to the public at

20 all times, except as provided in section 313 of this title. No resolution, rule,

21 regulation, appointment, or formal action shall be considered binding except as

1        taken or made at such open meeting, except as provided under subdivision  
2        313(a)(2) of this title. A meeting of a public body is subject to the public  
3        accommodation requirements of 9 V.S.A. chapter 139. A public body shall  
4        electronically record all public hearings held to provide a forum for public  
5        comment on a proposed rule, pursuant to 3 V.S.A. § 840. The public shall  
6        have access to copies of such electronic recordings as described in section 316  
7        of this title.

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18 Sec. 7. EFFECTIVE DATE

19 This act shall take effect on July 1, 2026.