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S.325

An act relating to regional planning and Act 250 Tier jurisdiction

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

* * * Intent * * *

Sec. 1. LEGISLATIVE INTENT

The General Assembly finds that 2024 Acts and Resolves No. 181 represented a substantial restructuring of Vermont’s land use review framework. This act is intended to provide technical clarification, transitional certainty, and implementation alignment, consistent with the intent of 2024 Acts and Resolves No. 181 and without altering its underlying policy goals.

* * * Act 250 * * *

Sec. 2. 10 V.S.A. § 6001(3) is amended to read:

(3)(A) “Development” means each of the following:

* * *

(xii) The construction of a road or roads and any associated driveways to provide access to or within a tract of land owned or controlled by a person. For the purposes of determining jurisdiction under this subdivision, any new development or subdivision on a parcel of land that will be provided access by the road and associated driveways is land involved in the construction of the road.

* * *

1 (III) For the purpose of determining the length of any road and
2 associated driveways, the length of all other roads and driveways within the
3 tract of land constructed after ~~July 1~~ January 1, 2026 2030, shall be included.

4 * * *

5 (D) The word “development” does not include:

6 * * *

7 (viii)(I) The construction of a priority housing project in a
8 municipality with a population of 10,000 or more.

9 * * *

10 (III) Notwithstanding any other provision of law to the
11 contrary, until January 1, ~~2027~~ 2028, the construction of a priority housing
12 project located entirely within areas of a designated downtown development
13 district, designated neighborhood development area, or a designated growth
14 center or within one-half mile around such designated center with permanent
15 zoning and subdivision bylaws served by public sewer or water services or
16 soils that are adequate for wastewater disposal. For purposes of this
17 subdivision (III), in order for a parcel to qualify for the exemption, at least
18 51 percent of the parcel shall be located within one-half mile of the designated
19 center boundary. If the one-half mile around the designated center extends into
20 an adjacent municipality, the legislative body of the adjacent ~~municipal~~
21 municipality may inform the Board that it does not want the exemption to

1 extend into that area. This exemption shall not apply to areas within mapped
2 river corridors and floodplains except those areas containing preexisting
3 development in areas suitable for infill development as defined in 29-201 of
4 the Vermont Flood Hazard Area and River Corridor Rule.

5 Sec. 3. 10 V.S.A. § 6001(35) is amended to read:

6 (35) “Priority housing project” means a discrete project located on a
7 single tract or multiple contiguous tracts of land that consists exclusively of
8 mixed income housing or mixed use, or any combination thereof, and is
9 located entirely within designated downtown development district, designated
10 new town center, designated growth center, or designated neighborhood
11 development area under 24 V.S.A. chapter 76A, or within an area mapped and
12 approved by the Board as eligible for Tier 1B area status and is not currently
13 approved for Tier 1B area status under section 6033 of this chapter.

14 Sec. 4. 10 V.S.A. § 6081 is amended to read:

15 § 6081. PERMITS REQUIRED; EXEMPTIONS

16 * * *

17 (z)(1) Notwithstanding any other provision of this chapter to the contrary,
18 no permit or permit amendment is required for any subdivision, development,
19 or change to an existing project that is located entirely within a Tier 1A area
20 ~~under~~ as established in section 6034 of this chapter.

1 (cc) Until ~~July~~ January 1, 2028 2030, no permit or permit amendment is
2 required for the construction of improvements for converting a structure used
3 for a commercial purpose to 29 or fewer housing units.

4 (dd) Interim housing exemptions.

5 (1) Notwithstanding any other provision of law to the contrary, until
6 January 1, ~~2027~~ 2030, no permit or permit amendment is required for the
7 subdivision for or the construction of housing projects such as cooperatives,
8 condominiums, dwellings, or mobile homes, and mixed-use development, with
9 75 units or fewer, constructed or maintained on a tract or tracts of land, located
10 entirely within the areas of a designated new town center, a designated growth
11 center, or a designated neighborhood development area served by public sewer
12 or water services or soils that are adequate for wastewater disposal. Housing
13 units constructed pursuant to this subdivision shall not count towards the total
14 units constructed in other areas. This exemption shall not apply to areas within
15 mapped river corridors and floodplains except those areas containing
16 preexisting development in areas suitable for infill development as defined in
17 29-201 of the Vermont Flood Hazard Area and River Corridor Rule.

18 (2)(A) Notwithstanding any other provision of law to the contrary, until
19 ~~July~~ January 1, 2027 2030, no permit or permit amendment is required for the
20 subdivision for or the construction of housing projects such as cooperatives,
21 condominiums, dwellings, or mobile homes, and mixed-use development, with

1 50 or fewer units, ~~constructed or maintained on a tract or tracts of land of~~
2 ~~10 acres or less~~, located entirely within:

3 (i) areas of a designated village center and within one-quarter mile
4 of its boundary with permanent zoning and subdivision bylaws and served by
5 public sewer or water services or soils that are adequate for wastewater
6 disposal; or

7 (ii) areas of a municipality that are within a census-designated
8 urbanized area with over 50,000 residents and within one-quarter mile of a
9 transit route.

10 * * *

11 (3) Notwithstanding any other provision of law to the contrary, until
12 January 1, ~~2027~~ 2030, no permit or permit amendment is required for the
13 subdivision for or the construction of housing projects such as cooperatives,
14 condominiums, dwellings, or mobile homes, and mixed-use development,
15 constructed or maintained on a tract or tracts of land, located entirely within a
16 designated downtown development district with permanent zoning and
17 subdivision bylaws served by public sewer or water services or soils that are
18 adequate for wastewater disposal. Housing units constructed pursuant to this
19 subdivision shall not count towards the total units constructed in other areas.
20 This exemption shall not apply to areas within mapped river corridors and
21 floodplains except those areas containing preexisting development in areas

1 suitable for infill development as defined in 29-201 of the Vermont Flood
2 Hazard Area and River Corridor Rule.

3 (4) Notwithstanding any other provision of law to the contrary, until
4 January 1, 2030, no permit or permit amendment is required for the
5 subdivision for or the construction of 50 units or fewer of housing with at least
6 20 percent of the units with mixed income housing or mixed-use development,
7 constructed or maintained on a tract or tracts of land, located within areas of a
8 designated village center and within one-quarter mile of its boundary served by
9 public sewer or water services or soils that are adequate for wastewater
10 disposal.

11 Sec. 5. 2024 Acts and Resolves No. 181, Sec. 22 is amended to read:

12 Sec. 22. TIER 3 RULEMAKING

13 (a) The Land Use Review Board, in consultation with the Secretary of
14 Natural Resources, shall adopt rules to implement the requirements for the
15 administration of 10 V.S.A. § 6001(3)(A)(xiii) and 10 V.S.A. § 6001(46) and
16 (19). It is the intent of the General Assembly that these rules identify critical
17 natural resources for protection. The Board shall review the definition of Tier
18 3 area; determine the critical natural resources that shall be included in Tier 3,
19 giving due consideration to river corridors, headwater streams, habitat
20 connectors of statewide significance, riparian areas, class A waters, and natural
21 communities; determine any additional critical natural resources that should be

1 added to the definition; include measures to ensure that no municipality or
2 region is disproportionately impacted by Tier 3 designation that would limit
3 reasonable opportunities for Tier 1 or Tier 2 designations; determine which and
4 under what circumstances criteria under 10 V.S.A. § 6086(a)(1)–(10) should be
5 part of Tier 3 area review; and determine how to define the boundaries. Rules
6 adopted by the Board shall include:

7 * * *

8 (c) The Board shall file a final proposed rule with the Secretary of State
9 and the Legislative Committee on Administrative Rules on or before ~~February~~
10 ~~1 June 30, 2026~~ 2028. After the Land Use Review Board files the rule with the
11 Legislative Committee on Administrative Rules, it shall submit a report
12 describing the rules and the issues reviewed under this section to the House
13 Committee on Environment ~~and Energy~~ and the Senate Committee on Natural
14 Resources and Energy.

15 * * *

16 Sec. 6. 10 V.S.A. § 6025 is amended to read:
17 § 6025. RULES

18 * * *

19 (d) Consistent with the intent of subdivision 6001(3)(A)(xii) and the Tier 3
20 rulemaking requirements, the Board shall have authority to adopt rules
21 establishing a process to limit the criteria that would apply to road

1 development pursuant to subdivision 6001(3)(A)(xii) and development within
2 Tier 3 areas. The rules shall define which criteria will be reviewed and under
3 what circumstances.

4 Sec. 7. 2024 Acts and Resolves No. 181, Sec. 114 is amended to read:

5 Sec. 114. EFFECTIVE DATES

6 This act shall take effect on passage, except that:

7 (1) Secs. 12 (10 V.S.A. § 6001); and 13 (10 V.S.A. § 6086(a)(8)); ~~and~~
8 ~~21 (10 V.S.A. § 6001)~~ shall take effect on ~~December 31, 2026~~ January 1, 2028
9 and Sec. 21 (10 V.S.A. § 6001) shall take effect on June 30, 2028;

10 (2) Sec. 19 (10 V.S.A. § 6001(3)(A)(xii)) shall take effect on ~~July 1,~~
11 ~~2026~~ January 1, 2030;

12 * * *

13 Sec. 8. 10 V.S.A. § 6034 is amended to read:

14 § 6034. TIER 1A AREA STATUS

15 * * *

16 (b) Tier 1A area status requirements.

17 (1) To obtain a Tier 1A area status under this section, a municipality
18 shall demonstrate to the Board that it has each of the following:

19 * * *

1 (G) The municipality has identified and planned for the maintenance
2 of significant natural communities, ~~rare~~, threatened, and endangered species
3 located in the Tier 1A area or excluded those areas from the Tier 1A area.

4 * * *

5 * * * Municipal zoning * * *

6 Sec. 9. 24 V.S.A. § 4460 is amended to read:

7 § 4460. APPROPRIATE MUNICIPAL PANELS

8 * * *

9 (g)(1) This subsection shall apply to a subdivision or development that:

10 (A) was previously permitted pursuant to 10 V.S.A. chapter 151;

11 (B) is located in a Tier 1A area pursuant to 10 V.S.A. § 6034; and

12 (C) has applied for a permit or permit amendment required by zoning
13 regulations or bylaws adopted pursuant to this subchapter.

14 (2) The appropriate municipal panel reviewing a municipal permit or
15 permit amendment pursuant to this subsection shall include conditions
16 contained within a permit previously issued pursuant to 10 V.S.A. chapter 151,
17 so that the conditions may be enforced as part of the municipal permit, unless
18 the panel determines that the permit condition pertains to any of the following:

19 (A) the construction phase of the project that has already been
20 constructed;

1 (B) compliance with another State permit that has independent
2 jurisdiction;

3 (C) federal or State law that is no longer in effect or applicable;

4 (D) an issue that is addressed by municipal regulation and the project
5 will meet the municipal standards; or

6 (E) a physical or use condition that is no longer in effect or
7 applicable or that will no longer be in effect or applicable once the new project
8 is approved.

9 (3) After issuing or amending a permit containing conditions pursuant to
10 this subsection, the appropriate municipal panel shall provide notice and a
11 copy of the permit to the Land Use Review Board.

12 (4) The appropriate municipal panel shall comply with the notice and
13 hearing requirements provided in subdivision 4464(a)(1) of this title. In
14 addition, notice shall be provided to those persons requiring notice under
15 10 V.S.A. § 6084(b) and shall explicitly reference the existing Act 250 permit.

16 (5) The appropriate municipal panel's decision shall be issued in
17 accordance with subsection 4464(b) of this title and shall include specific
18 findings with respect to its determinations pursuant to subdivision (2) of this
19 subsection.

1 (6) Any final action by the appropriate municipal panel affecting a
2 condition of a permit previously issued pursuant to 10 V.S.A. chapter 151 shall
3 be recorded in the municipal land records.

4 ~~(h) Within a Tier 1A area, the appropriate municipal panel shall enforce~~
5 ~~any existing permits issued under 10 V.S.A. chapter 151 that has not had its~~
6 ~~permit conditions transferred to a municipal permit pursuant to subsection (g)~~
7 ~~of this section.~~

8 Sec. 10. DISCRETIONARY REVIEW OF HOUSING; REPORT

9 (a) On or before January 15, 2027, the Department of Housing and
10 Community Development, after consultation with the Vermont League of
11 Cities and Towns, Let's Build Homes, the Vermont Natural Resources
12 Council, and the Vermont Planners Association, shall report to the General
13 Assembly on recommendations for how to reduce the negative impacts of
14 discretionary review of residential development. The Department shall
15 consider the following: whether the State should establish a Vermont Model
16 Code to assist municipalities seeking to replace discretionary review with clear
17 and objective standards; the potential value of the federal Right to Build Zone
18 legislation and steps the State can take to maximize that value; and incentives
19 and planning assistance the State can offer municipalities seeking to limit
20 discretionary review.

1 ~~amendment~~. The minimum number of required public hearings may be
2 specified within the bylaws of the regional planning commission.

3 (d)(1) At least 30 days prior to the first hearing, a copy of the proposed
4 plan ~~or amendment~~, a report documenting conformance with the goals
5 established in section 4302 of this chapter and the plan elements established in
6 section 4348a of this chapter, and a description of any changes to the Regional
7 Future Land Use Map with a request for general comments and for specific
8 comments with respect to the extent to which the plan ~~or amendment~~ is
9 consistent with the goals established in section 4302 of this title, shall be
10 delivered physically or electronically with proof of receipt or sent by certified
11 mail, return receipt requested, to each of the following:

12 * * *

13 (e) Any of the foregoing bodies, or their representatives, may submit
14 comments on the proposed regional plan ~~or amendment~~ to the regional
15 planning commission, and may appear and be heard in any proceeding with
16 respect to the adoption of the proposed plan ~~or amendment~~.

17 (f) The regional planning commission may make revisions to the proposed
18 plan ~~or amendment~~ at any time not less than 30 days prior to the final public
19 hearing held under this section. If the proposal is changed, a copy of the
20 proposed change shall be delivered physically; electronically with proof of
21 receipt; or by certified mail, return receipt requested, to the chair of the

1 legislative body of each municipality within the region and to any individual or
2 organization requesting a copy at least 30 days prior to the final hearing.

3 * * *

4 (h)(1) Within 15 days following adoption, a regional planning commission
5 shall submit its regionally adopted regional plan to the Land Use Review
6 Board for a determination of regional plan compliance with a report
7 documenting conformance with the goals established in section 4302 of this
8 chapter and the plan elements established in section 4348a of this chapter and a
9 description of any changes to the regional plan future land use map.

10 * * *

11 (4) The Land Use Review Board's affirmative determination shall be
12 based upon finding the regional plan meets the following requirements:

13 * * *

14 (j) Minor amendments to regional plan future land use map. A regional
15 planning commission may submit a request for a minor amendment to
16 boundaries of a future land use area for consideration by the Land Use Review
17 Board with a letter of support from the municipality. The request may only be
18 submitted after an affirmative vote of the municipal legislative body and the
19 regional planning commission board. The Land Use Review Board, after
20 consultation with the Community Investment Board and the regional planning
21 commissions, shall provide guidance about what constitutes a minor

1 amendment. Minor amendments may include any change to a future land use
2 area consisting of fewer than 10 acres. A minor amendment to a future land
3 use area shall not require an amendment to a regional plan and shall be
4 included in the next iteration of the regional plan. The Land Use Review
5 Board may adopt rules to implement this section.

6 * * *

7 (n) Regional plan amendments, non-minor future land use map
8 amendments, and Tier 1B area status requests. Regional plans may be
9 reviewed from time to time and may be amended in the light of new
10 developments and changed conditions affecting the region. Non-minor future
11 land use map amendments shall be processed as part of a regional plan
12 amendment. Tier 1B area status requests may be made separate from the
13 regional plan approval or amendment process.

14 (1) Process.

15 (A) To amend a regional plan, which may include a non-minor future
16 land use map amendment, a regional planning commission shall hold one
17 public hearing. At least 15 days in advance of the hearing, the regional
18 planning commission shall provide notice of the public hearing to parties listed
19 in subdivision (d)(1) of this section and the Land Use Review Board. The
20 public hearing notice shall include a description of changes to the plan

1 including non-minor amendments to future land use maps, or any changes to
2 Tier 1B area status.

3 (B) After adoption of the regional plan amendment, the regional
4 planning commission shall submit a request to the Land Use Review Board for
5 an affirmative determination of regional plan compliance for the regional plan
6 amendment.

7 (C) Stand-alone requests for Tier 1B area status shall be submitted to
8 the Land Use Review Board after the public hearing required under
9 subdivision (A) of this section.

10 (D) The Land Use Review Board shall hold a public hearing within
11 30 days after receiving the request for an affirmative determination of regional
12 plan amendment compliance or approval of Tier 1B area status. The Land Use
13 Review Board shall issue its determination within 30 days after the hearing.

14 (2) Adoption of a regional plan amendment, non-minor future land use
15 map amendment, or Tier 1B area status request or amendment shall not change
16 the expiration date of the regional plan.

17 * * *

18 Sec. 12. 24 V.S.A. § 4348a is amended to read:

19 § 4348a. ELEMENTS OF A REGIONAL PLAN

20 (a) A regional plan shall be consistent with the goals established in section
21 4302 of this title and shall include the following:

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* * *

(12) A future land use element, based upon the elements in this section, that sets forth the present and prospective location, amount, intensity, and character of such land uses in relation to the provision of necessary community facilities and services and that consists of a map delineating future land use area boundaries for the land uses in subdivisions (A)–(J) of this subdivision (12) as appropriate and any other special land use category the regional planning commission deems necessary; descriptions of intended future land uses, consistent with the smart growth principles in section 4303 of this chapter; and policies intended to support the implementation of the future land use element using the following land use categories:

(A) Downtown or village centers. These areas are the mixed-use centers bringing together community economic activity and civic assets. They include downtowns, villages, and new town centers previously designated under chapter 76A and downtowns and village centers seeking benefits under the Community Investment Program under section 5804 of this title. The downtown or village centers are the traditional ~~and~~ or historic central business and civic centers within planned growth areas, village areas, or may stand alone. Municipalities may have more than one center, including planned new or emerging centers that anchor planned growth or village areas. Village centers are not required to have public water, wastewater, zoning, or

1 subdivision bylaws. It is the intent that most towns in Vermont have at least
2 one village center in which additional housing units are supported.

3 (B) Planned growth areas. These areas include the high-density
4 existing settlement and future growth areas with high concentrations of
5 population, housing, and employment in each region and town, as appropriate.
6 They include a mix of historic and nonhistoric commercial, residential, and
7 civic or cultural sites with active streetscapes, supported by land development
8 regulations; public water or wastewater, or both; and multimodal transportation
9 systems. These areas include ~~new town centers, downtowns, village centers,~~
10 ~~growth centers, and neighborhood development areas previously designated~~
11 ~~under chapter 76A of this title. These areas should generally meet the smart~~
12 ~~growth principles definition in chapter 139 of this title and the following~~
13 criteria:

14 * * *

15 (iii) The area is generally ~~within walking distance from compact~~
16 and has multimodal connection to the municipality's or an adjacent
17 municipality's downtown, or village center, ~~new town center, or growth center.~~

18 * * *

19 (vi) The area provides ~~for~~ opportunity for development, infill
20 development, and redevelopment that is needed to meet the regional and

1 municipal housing targets that ~~meets~~ meet the present and future needs of a
2 diversity of social and income groups in the community.

3 (vii) The area is served by planned or existing transportation
4 infrastructure that conforms with “complete streets” principles as described
5 under 19 V.S.A. chapter 24 and establishes pedestrian access directly to the
6 downtown, or village center, ~~or new town center~~. Planned transportation
7 infrastructure includes those investments included in the municipality’s capital
8 improvement program pursuant to section 4430 of this title.

9 (C) Village areas. These areas include the traditional settlement area
10 or a proposed new settlement area, typically composed of a cohesive mix of
11 residential, civic, religious, commercial, ~~and~~ or mixed-use buildings, arranged
12 along a main street and intersecting streets that are ~~within walking distance~~
13 compact and have multimodal connections for residents who live within and
14 surrounding the ~~core~~ downtown center or village center. ~~These areas include~~
15 ~~existing village center designations and similar areas statewide, but this area is~~
16 ~~larger than the village center designation~~. Village areas shall meet the
17 following criteria:

18 * * *

19 (iv) The municipality has either ~~municipal~~ public water or
20 wastewater. If no public water or wastewater is available, the area must have
21 soils that are adequate for wastewater disposal.

1 lacks an existing or planned pedestrian connection to the center via a complete
2 street.

3 * * *

4 Sec. 13. 24 V.S.A. § 4303 is amended to read:

5 § 4303. DEFINITIONS

6 The following definitions shall apply throughout this chapter unless the
7 context otherwise requires:

8 * * *

9 (43) “Smart growth principles” means growth that:

10 (A) maintains the historic development pattern of compact village
11 and urban centers separated by rural countryside;

12 (B) develops compact mixed-use centers at a scale appropriate for the
13 community and the region;

14 (C) enables choice in modes of transportation;

15 (D) protects the State’s important environmental, natural, and historic
16 features, including natural areas, water quality, scenic resources, and historic
17 sites and districts;

18 (E) serves to strengthen agricultural and forest industries and
19 minimizes conflicts of development with these industries;

20 (F) balances growth with the availability of economic and efficient
21 public utilities and services;

1 (G) supports a diversity of viable businesses in downtowns and
2 villages;

3 (H) provides for housing that meets the needs of a diversity of social
4 and income groups in each community; and

5 (I) reflects a settlement pattern that, at full build-out, is not
6 characterized by:

7 (i) scattered development located outside compact urban and
8 village centers that is excessively land consumptive;

9 (ii) development that limits transportation options, especially for
10 pedestrians;

11 (iii) the fragmentation of farmland and forestland;

12 (iv) development that is not serviced by municipal infrastructure
13 or that requires the extension of municipal infrastructure across undeveloped
14 lands in a manner that would extend service to lands located outside compact
15 village and urban centers; and

16 (v) linear development along well-traveled roads and highways
17 that lacks depth, as measured from the highway.

18 Sec. 14. REPEAL

19 24 V.S.A. § 4476 (formal review of regional planning commission
20 decisions) is repealed.

1 ~~which is listed or eligible for listing in the national register of historic places~~
2 ~~area center~~ approved as part of the LURB review of regional plan future land
3 use maps, ~~which may include an approved preexisting designated designated~~
4 ~~downtown, village center, or designated new town center established prior to~~
5 ~~the approval of the regional plan future land use maps.~~

6 (13) ~~“State designated~~ Designated neighborhood” or “neighborhood”
7 means a ~~contiguous geographic~~ village area or planned growth area approved
8 as part of the ~~Land Use Review Board~~ LURB review of regional plan future
9 land use maps that is ~~compact and adjacent and~~ contiguous to a center.

10 * * *

11 (15) “Village area” means an area on the regional plan future land use
12 maps ~~adopted pursuant to section 4348a of this title, which may encompass a~~
13 ~~village center on the regional future land use map~~ meeting the requirements of
14 subdivision 4348a(12)(C) of this title and that may be designated as a
15 neighborhood.

16 Sec. 17. 24 V.S.A. § 5803 is amended to read:

17 § 5803. DESIGNATION OF DOWNTOWN AND VILLAGE CENTERS

18 (a) Designation established. A regional planning commission may apply to
19 the LURB for approval and designation of all downtown and village centers by
20 submitting the regional plan future land use map adopted by the regional
21 planning commission. ~~The regional plan future land use map shall identify~~

1 ~~downtown centers and village centers as the downtown and village areas~~
2 ~~eligible for designation as centers.~~ The Department and State Board shall
3 provide comments to the LURB and the regional planning commission on
4 areas eligible for center designation as provided ~~under~~ in section 4348 of this
5 ~~chapter~~ title.

6 * * *

7 (c) ~~Exclusions.~~ ~~With the exception for preexisting, nonconforming~~
8 ~~designations approved prior to the establishment of the program under this~~
9 ~~chapter or areas included in the municipal plan for the purposes of relocating a~~
10 ~~municipality's center for flood resiliency purposes, the areas eligible for~~
11 ~~designation benefits upon the LURB's approval of the regional plan future land~~
12 ~~use map for designation as a Center shall not include development that is~~
13 ~~disconnected from a Center and that lacks a pedestrian connection to the~~
14 ~~Center via a complete street.~~ [Repealed.]

15 * * *

16 * * * Tax Credits * * *

17 Sec. 18. 32 V.S.A. § 5930bb is amended to read:

18 § 5930bb. ELIGIBILITY AND ADMINISTRATION

19 * * *

20 (c) Application shall be made in accordance with the guidelines set by the
21 State Board. The guidelines shall clearly indicate that only applications

1 located in Step 2 and Step 3 State designated centers or Step 1 centers where a
2 portion of the designated center is listed or eligible for listing in the national
3 register of historic places shall be considered.

4 * * *

5 * * * Effective Date * * *

6 Sec. 19. EFFECTIVE DATE

7 This act shall take effect on passage.