

1 S.327

2 An act relating to economic development

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

4 Sec. 1. [Deleted.]

5 Sec. 2. [Deleted.]

6 Sec. 3. [Deleted.]

7 Sec. 4. [Deleted.]

8 Sec. 5. [Deleted.]

9 Sec. 6. [Deleted.]

10 \* \* \* Business Resources and Growth Study \* \* \*

11 Sec. 7. BUSINESS RESOURCES AND GROWTH; INVENTORY; STUDY;  
12 REPORT

13 (a) Business growth and development study. The Commissioner of  
14 Economic Development, in consultation with the stakeholders set forth in  
15 subsection (b) of this section, for the purpose of determining how the State can  
16 better enable and support the growth of Vermont businesses, shall:

17 (1) clearly define each stage of business development in order to provide  
18 business leaders, investors, and the General Assembly with an understanding  
19 of the resources businesses need at each stage of development;

20 (2) identify the public and private resources available to businesses and  
21 determine how the resources are currently communicated to businesses;

- 1           (3) create an inventory of resources, pursuant to subdivision (2) of this  
2           subsection, that are poised to serve businesses for each stage of development;
- 3           (4) determine how best to communicate the inventory of resources  
4           created pursuant to subdivision (3) of this subsection to Vermonters and the  
5           business community;
- 6           (5) determine how to better communicate succession planning options  
7           for businesses;
- 8           (6) identify what resources are available to businesses to access capital;
- 9           (7) determine the state of capital access opportunities, including the:
- 10           (A) investment environment in Vermont and the New England  
11           region;
- 12           (B) availability of tax credits to leverage private capital; and
- 13           (C) requirements to maintain Vermont's Tech Hub designation; and
- 14           (8) identify investor education opportunities for high net worth  
15           individuals interested in investing in Vermont businesses.
- 16           (b) Stakeholders. The Commissioner shall consult and convene with  
17           stakeholders to assist in the Commissioner's work pursuant to subsection (a) of  
18           this section that have relevant experience in business growth and access to  
19           capital, including representation from the U.S. Small Business Administration,  
20           the Vermont Small Business Development Center, the U.S. Department of  
21           Agriculture, regional development corporations, regional planning

1 commissions, the Vermont Housing and Conservation Board, the Vermont  
2 Professionals of Color Network, the Vermont Small Business Law Center, the  
3 Vermont Sustainable Jobs Fund, the Vermont Employee Ownership Center, a  
4 regional community action agency, postsecondary institutions, and local and  
5 regional chambers of commerce.

6 (c) Report. On or before December 15, 2026, the Commissioner shall  
7 submit a written report to the House Committee on Commerce and Economic  
8 Development and the Senate Committee on Economic Development, Housing  
9 and General Affairs with the Commissioner's findings pursuant to the business  
10 resources and growth study set forth in this section along with any  
11 recommendations for legislative action and a list of the stakeholders consulted  
12 pursuant to subsection (b) of this section.

13 \* \* \* Convention Center Task Force \* \* \*

14 Sec. 8. 2025 Acts and Resolves No. 65, Sec. 3 is amended to read:

15 Sec. 3. TASK FORCE TO EXPLORE DEVELOPMENT OF  
16 CONVENTION CENTER AND PERFORMANCE VENUE

17 \* \* \*

18 (b) Membership. The Task Force shall be composed of the following  
19 members:

20 (1) one current member of the House of Representatives, who shall be  
21 appointed by the Speaker of the House;



1 Development, Housing and General Affairs with its findings and any  
2 recommendations for legislative action.

3 (f) Meetings.

4 \* \* \*

5 (4) The Task Force shall cease to exist on ~~December 1, 2026~~ July 1,  
6 2027.

7 ~~(5) The Task Force shall meet not more than six times.~~

8 (g) Reimbursement.

9 (1) For attendance at meetings during adjournment of the General  
10 Assembly, a legislative member of the Task Force serving in the member's  
11 capacity as a legislator shall be entitled to per diem compensation and  
12 reimbursement of expenses pursuant to 2 V.S.A. § 23 for not more than ~~six~~ 14  
13 meetings. These payments shall be made from monies appropriated to the  
14 General Assembly.

15 (2) Other members of the Task Force shall be entitled to reimbursement  
16 of expenses as permitted under 32 V.S.A. § 1010 for not more than ~~six~~ 14  
17 meetings. These payments shall be made from monies appropriated to the  
18 Agency of Commerce and Community Development.

19 \* \* \*

1                   \* \* \* Repeal of VEGI Prospective Repeal \* \* \*

2           Sec. 9. 2016 Acts and Resolves No. 157, Sec. H.12, as amended by 2022 Acts  
3           and Resolves No. 164, Sec. 5, 2023 Acts and Resolves No. 72, Sec. 39, and  
4           2024 Acts and Resolves No. 176, Sec. 1, is further amended to read:

5           Sec. H.12. ~~VEGI; REPEAL OF AUTHORITY TO AWARD~~

6                   INCENTIVES

7           ~~Notwithstanding any provision of law to the contrary, the Vermont~~  
8           ~~Economic Progress Council shall not accept or approve an application for a~~  
9           ~~Vermont Employment Growth Incentive under 32 V.S.A. chapter 105,~~  
10          ~~subchapter 2 on or after January 1, 2027. [Repealed.]~~

11                   \* \* \* VEGI Annual Cap \* \* \*

12          Sec. 9a. 32 V.S.A. § 3342 is amended to read:

13          § 3342. ANNUAL PROGRAM CAP

14           (a) In each calendar year the Vermont Economic Progress Council may  
15           approve one or more incentives under this subchapter, the total value of which  
16           shall not exceed:

17           (1) ~~\$15,000,000.00~~ \$10,000,000.00 for one or more initial approvals;

18           and

19           (2) ~~\$10,000,000.00~~ \$5,000,000.00 for one or more final approvals.

1 (b) The Council may increase the cap imposed in subdivision (a)(2) of this  
2 section by not more than \$5,000,000.00 upon application by the Governor to,  
3 and approval of, the Joint Fiscal Committee.

4 (c) In evaluating the Governor's request, the Committee shall consider the  
5 economic and fiscal condition of the State, including recent revenue forecasts  
6 and budget projections.

7 (d) The Council shall provide the Committee with testimony,  
8 documentation, company-specific data, and any other information the  
9 Committee requests to demonstrate that increasing the cap will create an  
10 opportunity for return on investment to the State.

11 Sec. 10. [Deleted.]

12 \* \* \* Study of Culinary and Hospitality Education \* \* \*

13 Sec. 10a. CULINARY AND HOSPITALITY EDUCATION; STUDY;  
14 REPORT

15 (a) Purpose and findings. The State of Vermont lost a significant  
16 contributor to its culinary and hospitality workforce pipeline when the New  
17 England Culinary Institute closed during the COVID-19 pandemic. The  
18 General Assembly finds that the establishment of postsecondary educational  
19 programs in the fields of culinary arts and hospitality is critical for the long-  
20 term workforce needs in those sectors and for the economic health of the State.

1        (b) Task. The Department of Labor, in collaboration with the Vermont  
2        Chamber of Commerce, shall engage with the stakeholders set forth in  
3        subsection (c) of this section to determine how best to develop postsecondary  
4        educational programs in the fields of culinary arts and hospitality by:

5            (1) investigating suitable locations that could host the programs;

6            (2) researching and identifying possible educational and business  
7        models;

8            (3) identifying organizations that could stand up, administer, or operate  
9        the programs;

10          (4) gauging the interest from private investors to determine whether  
11        there is interest in private funding for the programs;

12          (5) establishing relationships with culinary and hospitality businesses in  
13        Vermont that have or will have workforce needs;

14          (6) cataloging opportunities currently available for culinary and  
15        hospitality training and certification;

16          (7) determining whether there are gaps in the availability of culinary and  
17        hospitality training and certification programs; and

18          (8) conducting any additional research or outreach that would promote  
19        the development of the programs.

20          (c) Stakeholders. The Department shall consult and convene with  
21        stakeholders to assist in its work pursuant to subsection (b) of this section that

1 have relevant experience in the food and hospitality sectors, including  
2 representation from the State Workforce Development Board, Office of  
3 Workforce Strategy and Development, Vermont Association of Career and  
4 Technical Directors, Vermont Professionals of Color, Vermont Independent  
5 Restaurants, Vermont Specialty Foods Association, Vermont Lodging  
6 Association, University of Vermont, Vermont State Colleges System, Vermont  
7 Sustainable Jobs Fund, Vermont Employee Ownership Center, and an  
8 institutional food and beverage provider.

9 (d) Report. On or before December 1, 2026, the Department shall submit a  
10 written report to the House Committee on Commerce and Economic  
11 Development and the Senate Committee on Economic Development, Housing  
12 and General Affairs with its findings and information gathered pursuant to  
13 subsection (b) of this section along with any recommendations concerning the  
14 development of postsecondary educational programs for culinary arts and  
15 hospitality. The report shall also list the stakeholders consulted pursuant to  
16 subsection (c) of this section.

17 \* \* \* Culinary Apprenticeship Pilot Program \* \* \*

18 Sec. 10b. HOSPITALITY AND CULINARY APPRENTICESHIP PILOT;

19 REPORT

20 (a) Creation and purpose; coordination.

1           (1) The Department of Labor, through the Vermont Registered  
2           Apprenticeship Program, shall establish and maintain a two-year hospitality  
3           and culinary apprenticeship pilot that develops and evaluates a new registered  
4           apprenticeship training program specific to accommodation and food services.  
5           The pilot shall be structured as a regional, multi-employer model, with the goal  
6           of the program being to strengthen workforce pathways and improve job  
7           quality in the hospitality and culinary services, which have been identified as  
8           priority sectors by the State Workforce Development Board.

9           (2) The Department shall coordinate its work on the pilot with the  
10           Department of Tourism and Marketing, Department of Economic  
11           Development, Office of Workforce Strategy and Development, and Vermont  
12           Chamber of Commerce.

13           (b) Pilot details.

14           (1) The Department shall:

15           (A) implement the pilot in a hospitality-based regional economy and  
16           include multiple employers, including at least one large employer, located  
17           within the same regional economy;

18           (B) incorporate an intermediary or coordinating entity;

19           (C) include structured work-based learning across more than one  
20           employer;

1           (D) align with education and training providers, including secondary  
2           and adult career technical education programs;

3           (E) be structured to rely on existing resources, including the physical  
4           assets of schools, technical centers, and restaurants;

5           (F) be built around not more than two apprenticeable occupations, as  
6           that term is defined in 21 V.S.A. § 1111(4); and

7           (G) establish specific numeric targets and track outcomes including  
8           completion, retention, and wage progression.

9           (2) The pilot shall be designed to achieve, at minimum:

10           (A) participation of multiple employers;

11           (B) enrollment of at least one apprentice cohort; and

12           (C) measurable completion outcomes.

13           (c) Funding. The Department shall implement the pilot using existing State  
14           and federal funds to the extent practicable and may seek additional grants or  
15           funding as such funds become available.

16           (d) Report. The Department shall, based on its work on the hospitality and  
17           culinary apprenticeship pilot set forth in this section, submit to the House  
18           Committee on Commerce and Economic Development and the Senate  
19           Committee on Economic Development, Housing and General Affairs:

1           (1) on or before December 15, 2026, an interim written report on the  
2           progress of the pilot program that includes the design, participation, and  
3           preliminary results of the pilot; and

4           (2) on or before December 15, 2028, a final written report on the pilot  
5           program, including outcomes, evaluation of effectiveness, and  
6           recommendations for future legislative action.

7           Sec. 11. [Deleted.]

8           Sec. 12. [Deleted.]

9                           \* \* \* Rural Industry Development Grant Program \* \* \*

10           Sec. 12a. 2023 Acts and Resolves No. 78, Sec. F.8 is amended to read:

11                   Sec. F.8 ~~RURAL INDUSTRY DEVELOPMENT GRANT PROGRAM~~

12                   ~~(a) Creation; purpose.~~

13                   ~~(1) A Rural Industry Development Grant Program is created within the~~  
14                   ~~Agency of Commerce and Community Development to provide grant funding~~  
15                   ~~through local development corporations for business relocation and expansion~~  
16                   ~~efforts, including the purchase, demolition, and renovation of property for~~  
17                   ~~industrial use.~~

18                   ~~(2)(A) To the extent funding is appropriated, the Agency shall make~~  
19                   ~~grants through the Program to assist local development corporations with~~  
20                   ~~business relocation and expansion efforts throughout Vermont.~~

1           ~~(B) The Agency shall ensure an accounting of the respective State~~  
2           ~~and Grantee shares of investment in any property be maintained to refund to~~  
3           ~~the State an appropriate share of any net proceeds resulting from future sale or~~  
4           ~~transfer of such property acquired or improved through a grant awarded under~~  
5           ~~this program.~~

6           ~~(b) Grant considerations. In making grant awards, the Agency shall~~  
7           ~~consider:~~

8           ~~(1) the real estate needs of growing and relocating businesses, including~~  
9           ~~nonprofit organizations, in the applicant's region;~~

10           ~~(2) the ability of the proposed project to meet the site-specific needs of~~  
11           ~~businesses considering whether to expand or locate in this State;~~

12           ~~(3) the funding that the applicant has identified, or secured, to leverage a~~  
13           ~~grant award; and~~

14           ~~(4) the readiness of an applicant to move a project forward.~~

15           ~~(c) Eligible applicants; priority.~~

16           ~~(1) To be eligible for a grant, an applicant must be a local development~~  
17           ~~corporation, as defined in subdivision 212(10) of this title, located within this~~  
18           ~~State.~~

19           ~~(2) The Secretary of Commerce and Community Development may~~  
20           ~~designate projects and agreements as first priority based on rural communities~~  
21           ~~that continue to experience insufficient economic and grand list growth.~~

1           ~~(d) Eligible activities. A grant recipient may use funding for the following:~~

2                   ~~(1) to purchase land for potential industrial use;~~

3                   ~~(2) for the costs of site development, permitting, or providing~~  
4 ~~infrastructure for property the recipient owns;~~

5                   ~~(3) for the equity investment required for a loan transaction through the~~  
6 ~~Vermont Economic Development Authority under 10 V.S.A. chapter 12,~~  
7 ~~subchapter 3; or~~

8                   ~~(4) for the matching requirement of another State or federal grant~~  
9 ~~consistent with this section.~~

10           ~~(e) Application; market assessment.~~

11                   ~~(1) An applicant shall include in its application a local and regional~~  
12 ~~market assessment that demonstrates reasonable need for the proposed~~  
13 ~~development and identifies imminent, potential, or existing business growth~~  
14 ~~opportunities.~~

15                   ~~(2) An applicant shall submit the following to demonstrate a readiness to~~  
16 ~~begin and complete the proposed project:~~

17                           ~~(A) community and regional support for the project;~~

18                           ~~(B) that grant funding is needed to complete the proposed project;~~

19                           ~~(C) an ability to manage the project, with requisite experience and a~~  
20 ~~plan for fiscal viability; and~~

1           ~~(D) a description of the permitting required to proceed with the~~  
2 ~~project and a plan for obtaining the permits.~~

3           ~~(f) Awards; amount.~~

4           ~~(1) An award shall not exceed the lesser of \$1,000,000 or 20 percent of~~  
5 ~~the total project cost.~~

6           ~~(2) A recipient may combine grant funds with funding from other~~  
7 ~~sources.~~

8           ~~(3) The Agency shall release grant funds upon determining that the~~  
9 ~~applicant has met all application conditions and requirements.~~

10           ~~(4) A grant recipient may apply for additional grant funds if future~~  
11 ~~amounts are appropriated for the Program and the funds are for a separate but~~  
12 ~~eligible use.~~

13           ~~(g) Deed restrictions; property sales. The Agency shall include deed~~  
14 ~~restrictions that require the return of the principal amount to the state and may~~  
15 ~~require the payment of a percentage of the sales profit. [Repealed.]~~

16           Sec. 12b. 10 V.S.A. § 6 is added to read:

17           § 6. RURAL INDUSTRY DEVELOPMENT GRANT PROGRAM

18           (a) Creation; purpose.

19           (1) The Rural Industry Development Grant Program is created within  
20 the Agency of Commerce and Community Development to provide grant

1 funding through local development corporations for the purpose of business  
2 relocation and expansion activities set forth in subsection (d) of this section.

3 (2) To the extent funding is appropriated, the Agency shall make grants  
4 through the Program fund to assist local development corporations with  
5 business relocation and expansion efforts throughout Vermont.

6 (3) As used in this section, “federally impacted property” means real  
7 property that is:

8 (A) owned by the United States or by any federal agency or an  
9 instrumentality thereof; or

10 (B) under the custody or control of a federally appointed receiver,  
11 trustee, or conservator, and includes property subject to federal court  
12 jurisdiction.

13 (b) Grant considerations. In making grant awards, the Agency shall  
14 consider:

15 (1) the real estate needs of growing and relocating businesses, including  
16 nonprofit organizations, in the applicant’s region;

17 (2) the ability of the proposed project to meet the site-specific needs of  
18 businesses considering whether to expand or locate in this State;

19 (3) the funding that the applicant has identified, or secured, to leverage a  
20 grant award; and

21 (4) the readiness of an applicant to move a project forward.

1        (c) Eligible applicants; priority.

2            (1) To be eligible for a grant, an applicant must be a local development  
3        corporation, as defined in subdivision 212(10) of this title, located within this  
4        State.

5            (2) The Secretary of Commerce and Community Development may  
6        designate projects and agreements as first priority based on rural communities  
7        that continue to experience insufficient economic and grand list growth.

8        (d) Eligible activities. A grant recipient shall use any funding provided  
9        through this section only for the following:

10           (1) to purchase real property for potential industrial, commercial, or, in  
11        the case of a federally impacted property, residential use;

12           (2) for the costs of site development, permitting, or providing  
13        infrastructure for property the recipient owns;

14           (3) for a project that supports future commercial or industrial  
15        development as outlined in a development agreement;

16           (4) for the equity investment required for a loan transaction through the  
17        Vermont Economic Development Authority under 10 V.S.A. chapter 12,  
18        subchapter 3;

19           (5) for the matching requirement of another State or federal grant  
20        consistent with this section; or

1           (6) for the purchasing, holding, and renovation of property for the  
2           repurposing or redevelopment of a federally impacted property.

3           (e) Application; market assessment.

4           (1) An applicant shall include in its application a local and regional  
5           market assessment that demonstrates reasonable need for the proposed  
6           development and identifies imminent, potential, or existing business growth  
7           opportunities.

8           (2) An applicant shall submit the following to demonstrate a readiness to  
9           begin and complete the proposed project:

10           (A) community and regional support for the project;

11           (B) that grant funding is needed to complete the proposed project;

12           (C) an ability to manage the project, with requisite experience and a  
13           plan for fiscal viability; and

14           (D) a description of the permitting required to proceed with the  
15           project and a plan for obtaining the permits.

16           (f) Awards; amount.

17           (1)(A) An award shall not exceed the lesser of \$1,000,000.00 or 50  
18           percent of the total project cost, subject to the exception in subdivision (B) of  
19           this subdivision (1).

1           (B) An award may exceed \$1,000,000.00 but shall not exceed  
2           \$2,000,000.00 if the property is classified as a federally impacted property and  
3           the Secretary certifies that the project is located in:

4                   (i) a designated downtown development district; and

5                   (ii) a rural economic area partnership program (REAP Zone); or

6                   (iii) a federally declared natural disaster area, provided the  
7           declaration was made not more than five years from the application date.

8           (2) A recipient may combine grant funds with funding from other  
9           sources.

10           (3) The Agency shall release grant funds upon determining that the  
11           applicant has met all application conditions and requirements.

12           (4) A grant recipient may apply for additional grant funds if future  
13           amounts are appropriated for the Program and the funds are for a separate but  
14           eligible use.

15           (g) Deed restrictions. Any deed restriction requiring a Rural Industry  
16           Development Grant Program award recipient to return to the State the principal  
17           amount of the grant or a percentage of the sales profit is void and shall not be  
18           enforced.

19           Sec. 12c. INTENT AND RETROACTIVITY

20           The intent of Secs. 12a and 12b of this act is to move the Rural Industry  
21           Development Grant Program from its original placement in 2023 Acts and

1 Resolves No. 78, Sec. F.8 to Title 10 of the Vermont Statutes Annotated. The  
2 move is intended to increase the visibility of the Program. Any person that  
3 was awarded a grant through the Program before the effective date of this act  
4 shall:

5 (1) not have its award rescinded solely due to the Program language  
6 being moved to Title 10;

7 (2) if the award has not been fully paid out, be eligible to have the  
8 applicant's invoices that are submitted on or after the effective date of this act  
9 to the Agency reimbursed at a rate of 50 percent; and

10 (3) not be eligible for an increased total award amount.

11 Sec. 13. [Deleted.]

12 \* \* \* Nickel Rounding \* \* \*

13 Sec. 13a. PURPOSE

14 The purpose of Sec. 13b of this act is to authorize the rounding of cash  
15 transactions to the nearest five cents where one-cent coins are unavailable or  
16 impractical, while ensuring legal clarity and consumer fairness.

17 Sec. 13b. 9 V.S.A. chapter 1 is amended to read:

18 CHAPTER 1. MONEY OF ACCOUNT

19 § 1. DOLLAR, CENT, AND MILL

20 The money of account in the State shall be the dollar, cent, and mill; and  
21 accounts in public offices and proceedings in court shall be in conformity

1 herewith; but this section shall not affect an account, charge, or entry originally  
2 made or a contract expressed in other money of account, but the same shall be  
3 reduced to dollars and parts of a dollar in an action thereon.

4 § 2. NICKEL ROUNDING; AUTHORIZED

5 (a) Definitions. As used in this section:

6 (1) "Cash" means coins or paper currency of the United States offered in  
7 physical form.

8 (2) "Cash transaction" means a sale of goods or services where payment  
9 is made entirely or partially in cash.

10 (3) "Rounding" means adjusting the final total amount due, after taxes  
11 and fees, to the nearest five-cent increment.

12 (b) Rounding authorization.

13 (1) A person engaged in a cash transaction may round the final amount  
14 due to the nearest \$0.05 as follows:

15 (A) If the final digit of the amount due is \$0.01, \$0.02, \$0.06, or  
16 \$0.07, rounded down to the nearest amount divisible by five.

17 (B) If the final digit of the amount due is \$0.03, \$0.04, \$0.08, or  
18 \$0.09, rounded up to the nearest amount divisible by five.

19 (2) If a person rounds a cash transaction under this section, any cash  
20 refund of the amount paid shall be issued to the purchaser in the exact amount  
21 initially paid for the goods or service.

1       (c) Exclusions. This section shall not apply to:

2           (1) electronic and other noncash payments;

3           (2) payment of wages as that term is defined in 21 V.S.A. § 341;

4           (3) rebates or cash disbursements; and

5           (4) transactions governed by federal law that prohibits rounding.

6       (d) Application. Notwithstanding any law to the contrary, rounding under  
7 this section shall not constitute an unlawful price increase, surcharge, unfair or  
8 deceptive act or practice in commerce, or discrimination.

9       (e) Notice requirements.

10           (1) On or before July 1, 2026, the Commissioner of Liquor and Lottery  
11 shall prepare and provide individuals and businesses with a model notice  
12 pursuant to this section that shall also include a reference to the Vermont  
13 Consumer Assistance Program.

14           (2) A person rounding transactions under this section shall post the  
15 model notice developed pursuant to subdivision (1) of this subsection in a clear  
16 and conspicuous manner at the point of sale or at the entrance to the business.

17           (3) The Secretary of Agriculture, Food and Markets may issue a penalty  
18 for the failure to provide the notice required under this subsection in  
19 accordance with 6 V.S.A. § 687.

20       (f) Taxes and fees. All taxes and fees shall be calculated and remitted  
21 based on the prerounding amount.

1 Sec. 14. [Deleted.]

2 \* \* \* C-PACE Program \* \* \*

3 Sec. 14a. 24 V.S.A. chapter 87, subchapter 3 is added to read:

4 Subchapter 3. Commercial Property-Assessed Clean Energy

5 § 3275. COMMERCIAL PROPERTY-ASSESSED CLEAN ENERGY

6 DISTRICTS; APPROVAL OF LEGISLATIVE BODY

7 (a) The legislative body of a town, city, or incorporated village may vote to  
8 designate the municipality as a commercial property-assessed clean energy  
9 district or C-PACE district. In a district, only those property owners who have  
10 entered into written agreements with the municipality under section 3276 of  
11 this title would be subject to a special assessment, as set forth in section 3255  
12 of this title.

13 (b) Upon a vote of approval by a majority of the legislative body of the  
14 municipality voting at a duly warned meeting, the municipality shall allow for  
15 the imposition of a special assessment to secure private financing for property  
16 owners of commercial or industrial buildings within the boundaries of the  
17 municipality for renewable energy projects as defined in 30 V.S.A. § 8002(17),  
18 energy efficiency projects as defined by section 3267 of this title, water  
19 conservation projects, and resiliency improvement projects.

20 (c) As used in this subchapter:

1           (1) “Commercial or industrial building” means any building other than a  
2           residential dwelling with fewer than five units.

3           (2) “District” means a commercial property-assessed clean energy  
4           district which includes the entire municipality.

5           (3) “Resilience” means the ability of interconnected ecological, social,  
6           physical, and economic systems to anticipate, adapt, withstand, respond, and  
7           thrive in the face of current and future conditions and disasters.

8           (4) “Resiliency improvement” means improvements that increase the  
9           resilience of a property, including air quality and stormwater infrastructure  
10           improvements, snow and flood mitigation, energy storage and microgrids,  
11           alternative vehicle charging infrastructure, and fire and wind resistance.

12           (5) “Water conservation improvement” means measures, equipment, or  
13           devices that decrease the consumption of or demand for water, address safe  
14           drinking water, or eliminate lead from water used for drinking or cooking.

15           § 3276. WRITTEN AGREEMENTS; CONSENT OF PROPERTY

16           OWNERS; ENERGY SAVINGS ANALYSIS; LENDER CONSENT

17           (a) Upon an affirmative vote made pursuant to section 3275 of this title and  
18           the performance of an analysis pursuant to subsection (b) of this section, an  
19           owner of a commercial or industrial building, within the boundaries of a  
20           district, may enter into a written agreement with the municipality that shall

1 constitute the owner's consent to be subject to a special assessment, as set forth  
2 in section 3255 of this title.

3 (b) Prior to entering into a written agreement, a property owner shall have  
4 an analysis performed that includes the following components:

5 (1) where energy or water usage improvements are proposed, an energy  
6 analysis by a licensed professional engineer or engineering firm stating that the  
7 proposed qualified improvements will result in either more efficient use or  
8 conservation of energy or water, the reduction of greenhouse gas emissions, or  
9 the addition of renewable sources of energy or water;

10 (2) where renewable energy is proposed, an engineering study showing  
11 that the improvements are feasible;

12 (3) where resiliency improvements are proposed, certification by a  
13 licensed professional engineer stating that the qualified improvements will  
14 result in improved resilience; or

15 (4) for new construction, certification by a licensed professional  
16 engineer or engineering firm stating that the proposed qualified improvements  
17 will enable the project to meet or exceed the energy efficiency or water  
18 efficiency or renewable energy or water usage requirements of the current  
19 building code and the Commercial Building Energy Standards established  
20 under 30 V.S.A. § 53.

21 (c) A written agreement shall provide that:

1           (1) The length of time allowed for the property owner to repay the  
2           assessment shall not exceed the life expectancy of the improvement. In  
3           instances where multiple improvements have been installed, the length of time  
4           shall not exceed the average lifetime of all improvements, weighted by cost.

5           (2) Notwithstanding any other provision of law:

6           (A) A lien under this section:

7                   (i) is a first and prior lien on the property, subordinate only to a  
8           lien for property taxes, from the date on which the notice of special assessment  
9           is recorded until the assessment, interest, or penalty is paid; and

10                   (ii) runs with the land, and that portion of the assessment under the  
11           assessment contract that is not yet due shall not be accelerated or extinguished  
12           by foreclosure of a property tax lien or any other foreclosure.

13           (B) In the event of a foreclosure action, all payments on an  
14           assessment under this subchapter that are due and unpaid as of the date the  
15           action is filed, and all payments on the assessment that become due after that  
16           date and that accrue up to and including the date title to the property is  
17           transferred to the mortgage holder, the lienholder, or a third party in the  
18           foreclosure action shall be paid in order for title to transfer.

19           (3) A capital provider shall disclose to participating property owners  
20           each of the following:

1           (A) the risks associated with participating in the program, including  
2           risks related to the failure of participating property owners to make payments  
3           and the risk of foreclosure; and

4           (B) the provisions of subsection (h) of this section that pertain to  
5           prepayment of the assessment.

6           (d) The notice of an agreement shall include at least each of the following:

7           (1) the name of the property owner as grantor;

8           (2) the name of the municipality as grantee;

9           (3) the date of the agreement;

10           (4) a legal description of the real property against which the assessment  
11           is made pursuant to the agreement;

12           (5) the amount of the assessment and the period during which the  
13           assessment will be made on the property;

14           (6) a statement that the assessment will remain a lien on the property  
15           until paid in full or released; and

16           (7) the location at which the original agreement may be examined.

17           (e) Prior to entering into the written assessment contract, the property  
18           owner shall obtain and furnish to the municipality a written statement,  
19           executed by each holder of a mortgage or deed of trust on the property  
20           securing indebtedness, in their sole and absolute discretion, that consents to the

1 assessment and indicates that the assessment does not constitute an event of  
2 default under the mortgage or deed of trust.

3 (f) The combined amount of the assessment plus any outstanding mortgage  
4 obligations for the property shall not exceed 90 percent of the appraised real  
5 property value of that property, as stabilized or as complete.

6 (g) With respect to an agreement under this section:

7 (1) the assessments to be repaid under the agreement, when calculated  
8 as if they were the repayment of a loan, shall not violate 9 V.S.A. §§ 41a, 43,  
9 44, and 46–50; and

10 (2) the maximum length of time for the owner to repay the assessment  
11 shall not exceed 30 years.

12 (h) For projects under subchapter 2 of this chapter, there shall be no penalty  
13 or premium for prepayment of the outstanding balance of an assessment under  
14 this subchapter if the balance is prepaid in full. Projects under this subchapter  
15 3 are not subject to these provisions, but shall be subject to the private  
16 agreement for the financing of improvements.

17 (i) Property may be eligible for financing if otherwise qualified  
18 improvements were completed and operational not more than 36 months prior  
19 to submission of the application to the Program. Waivers to the 36-month  
20 requirement may be granted in the sole discretion of the program  
21 administrator.

1        (j) This section shall not be construed to affect a taxpayer's liability, or  
2        municipality's responsibility for payment, under 32 V.S.A. § 5402.

3        § 3277. PROGRAM ADMINISTRATORS

4        (a) An entity that administers the commercial property-assessed clean  
5        energy program or C-PACE Program under this subchapter shall be referred to  
6        as a program administrator. A municipality, a public agency, or a private  
7        entity may serve as a program administrator.

8        (b) A municipality that has adopted a C-PACE district may:

9            (1) enter into a contract with an entity to serve as the program  
10        administrator and to administer the functions of the C-PACE Program for the  
11        municipality; or

12            (2) serve as the program administrator itself, to administer the functions  
13        of a C-PACE Program, including entering into C-PACE agreements with  
14        commercial property owners in its jurisdiction and collecting C-PACE  
15        assessments.

16        (c) An entity may:

17            (1) enter into a contract with a C-PACE municipality where the entity  
18        shall serve as the program administrator in the municipality; and

19            (2) collect fees necessary to administer the C-PACE Program.

20        (d) Other than the fulfillment of its obligations specified in a C-PACE  
21        agreement, neither the program administrator nor a municipality has any

1 liability to a commercial property owner for or related to energy savings or  
2 resiliency improvements financed under a C-PACE Program.

3 Sec. 14b. 24 V.S.A. § 3263 is amended to read:

4 § 3263. COSTS OF OPERATION OF DISTRICT

5 The owners of real property who have entered into written agreements with  
6 the municipality under section 3262 of this title shall be obligated to cover the  
7 costs of operating the district. A municipality may use other available funds to  
8 operate the district. A municipality may charge fees to cover the operation of  
9 the C-PACE Program under subchapter 3 of this chapter.

10 Sec. 14c. 24 V.S.A. § 3264 is amended to read:

11 § 3264. RIGHTS OF PROPERTY OWNERS

12 A property owner who has entered into a written agreement with the  
13 municipality under section 3262 or section 3276 of this title may enter into a  
14 private agreement for the installation or construction of a project relating to  
15 renewable energy, as defined in 30 V.S.A. § 8002(17), relating to resiliency  
16 improvements as defined in section 3275 of this title, or relating to energy  
17 efficiency as defined in section 3267 of this title.

18 Sec. 14d. 24 V.S.A. § 3265 is amended to read:

19 § 3265. LIABILITY OF MUNICIPALITY

1 (a) A municipality that incurs indebtedness for or otherwise finances  
2 projects under this subchapter shall not be liable for the failure of performance  
3 of a project.

4 (b) A municipality that incurs indebtedness for bonding under this  
5 subchapter shall pledge the full faith and credit of the municipality.

6 (c) A municipality that enters into a written agreement with a property  
7 owner under subchapter 3 of this chapter shall not incur any indebtedness or  
8 otherwise finance projects under this chapter, nor shall be liable for the failure  
9 of the performance of a project, nor shall pledge the full faith and credit of the  
10 municipality.

11 Sec. 14e. 24 V.S.A. § 3268 is amended to read:

12 § 3268. RELEASE OF LIEN

13 (a) A municipality shall release a participating property owner of the lien  
14 on the property against which the assessment under this subchapter or  
15 subchapter 3 of this chapter is made upon full payment of the value of the  
16 assessment.

17 (b) Notice of a release of a lien for an assessment under this subchapter or  
18 subchapter 3 of this chapter shall be filed with the clerk of the applicable  
19 municipality for recording in the land records of that municipality.

20 Sec. 14f. 24 V.S.A. § 3255 is amended to read:

21 § 3255. COLLECTION OF ASSESSMENTS; LIENS

1 (a) Special assessments under this chapter shall constitute a lien on the  
2 property against which the assessment is made in the same manner and to the  
3 same extent as taxes assessed on the grand list of a municipality, and all  
4 procedures and remedies for the collection of taxes shall apply to special  
5 assessments.

6 (b) Notwithstanding subsection (a) of this section, a lien for an assessment  
7 under subchapter 2 of this chapter shall be subordinate to all liens on the  
8 property in existence at the time the lien for the assessment is filed ~~on~~ in the  
9 land records, shall be subordinate to a first mortgage on the property recorded  
10 after such filing, and shall be superior to any other lien on the property  
11 recorded after such filing. In no way shall this subsection affect the status or  
12 priority of any municipal lien other than a lien for an assessment under  
13 subchapter 2 of this chapter. A lien for an assessment under subchapter 3 of  
14 this chapter shall be exempt from the provisions of this section and, upon  
15 receipt of consent from lenders, pursuant to subsection 3276(e) of this title,  
16 shall not be subordinate to all liens on the property in existence at the time the  
17 lien for the assessment is filed in the land records.

18 Sec. 14g. 9 V.S.A. § 46 is amended to read:

19 § 46. EXCEPTIONS

20 Section 43 of this title, relating to deposit requirements, and section 45 of  
21 this title, relating to prepayment penalties, shall not apply and the parties may

1 contract for a rate of interest in excess of the rate provided in section 41a of  
2 this title in the case of:

3 (1) obligations of corporations, including municipal and nonprofit  
4 corporations; ~~or~~

5 (2) obligations incurred by any person, partnership, association, or other  
6 entity to finance in whole or in part income-producing business or activity, but  
7 not including obligations incurred to finance family dwellings of four units or  
8 fewer when used as a residence by the borrower or to finance real estate that is  
9 devoted to agricultural purposes as part of an operating farming unit when used  
10 as a residence by the borrower; ~~or~~

11 (3) obligations to finance the purchase, construction, or improvement of  
12 property for seasonal or part-time occupancy and not as a place of legal  
13 residence; ~~or~~

14 (4) obligations guaranteed or insured by the United States of America or  
15 any agency thereof; or

16 (5) obligations incurred for commercial property-assessed clean energy  
17 projects pursuant to 24 V.S.A. chapter 87, subchapter 3.

18 \* \* \* Effective Date \* \* \*

19 Sec. 15. EFFECTIVE DATE

20 This act shall take effect on passage.