

Comparison of H.727 as Passed House with the SNRE Committee Report
Major Substantive Differences Only – May 13, 2026

	H.727 as Passed the House	H.727 – SNRE Committee Report
Sec. 1	In general, establishes PUC oversight of data center deployment, particularly regarding energy consumption	Same
	§ 281 – Short Title	Same
	§ 282 – Purpose	Same and also: <ul style="list-style-type: none"> • Specifies the regulatory framework should financially benefit existing ratepayers
	§ 283 - Definitions	Same and also: <ul style="list-style-type: none"> • Adds a new definition for “electric company” • Expands definition of “facility” to include multiple nonadjacent sites that function as a single integrated operation under a central management system
	§ 284 – Large Load Service Equity Contract; PUC Approval	Same and also: <ul style="list-style-type: none"> • Specifies minimum duration of contract (10 years) • Requires compliance with demand-side management provisions in § 285 • Must address load curtailment procedures and priorities • Requires PUC findings to be in writing and include a stated rationale for each • Requires periodic PUC reviews of approved contracts at 2 year intervals • Allows PUC to initiate a review anytime for good cause or to protect public interest
	§ 285 – Energy Efficiency Design	Includes a similar project design requirement and also includes several other demand-side management provisions, such as: <ul style="list-style-type: none"> • Purpose • Site suitability analysis • Project design • Restriction on use of combustion-based backup generation • Distributed renewable generation • Energy transformation payment • Virtual power plant
	§ 286 – Quarterly and Annual Reports	Same and also: <ul style="list-style-type: none"> • Specifies quarterly reports are public • Narrows scope of annual report to regional developments
	§ 287 – Rules	Same
Sec. 2	Application	Same but moved to Sec. 6

Sec. 3	Act 250 Review	[Sec. 2] Same and also: <ul style="list-style-type: none"> Requires Act 250 review even if data center is on land within a Tier 1A area
Sec. 4	Water Use; Cooling Permitting; Quality 10 V.S.A. § 6086a	[Sec. 3] Same subject but different requirements 10 V.S.A. § 6086c
	(a) Definitions	Same
	(b)(1) Data center must identify cooling system (2) Requires closed loop unless District Commission determines it's not feasible (3) If water used to cool, must identify source and discharge location	(b)(1) Same (2) Requires closed loop "or an alternative cooling system" approved by District Commission that does not use more water than a closed loop system and that the District Commission finds: <ul style="list-style-type: none"> Will minimize groundwater use or surface water use Will not unreasonably burden a public water supply, surface water, or groundwater resource (3) Same
	(c) Need a groundwater withdrawal permit	(c) Same
	(d) If use surface water, must cease withdrawal under drought conditions	(d) Same
	(e)(1) Must obtain all applicable water quality and water resource protection permits (2) Must obtain a water quality certificate that meets section 401 criteria	(e)(1) Same but not "shoreland" permit (2) Deleted [no state "401 certificate" required]; instead: <ul style="list-style-type: none"> If use more than 150,000 gallons/day of surface water, ANR shall assess the impact If, after ANR assessment, permit issued, there is a rebuttable presumption that data center will not result in undue water pollution ANR by rule may reduce the 150,000 gal/day threshold
	(f) If discharge wastewater into a surface water, shall identify PFAS that may be used in operations and submit a PFAS monitoring plan to ANR, subject to ANR approval provided it meets VT water quality standards	(f) If discharge "waste" into a surface water, shall monitor discharge for max number of PFAS detectable under EPA standard methods approved as of January 1, 2026. And: <ul style="list-style-type: none"> Shall not discharge waste that exceeds VT Water Quality Standards criteria If no criteria established, shall monitor for PFAS at point of (surface water or groundwater) withdrawal When discharging waste to surface water, PFAS shall not exceed PFAS level detected in the surface water or groundwater withdrawn for cooling
	(g) Shall not add PFAS to discharged water	Deleted
		Sec. 3a. ANR report on PFAS discharges to surface waters of the State; due January 1, 2027; recommended standard
Sec. 5	PUC Report on Regional Renewable Energy Market Conditions	[Sec. 4] – Same, and also goes to House Committee on Environment

Sec. 6	DPS Recommendation on Data Center Decommissioning	<p>[Sec. 5] – Same, and also:</p> <ul style="list-style-type: none"> • Requires clear delineation of authority if more than one entity involved in plan approval • Requires compliance with federal “Storage Device Sanitization and Destruction Manual”
Sec. 7	Effective on passage	<p>[Sec. 6] Same and also includes the application section, which was in Sec. 2 of the House-passed version.</p>