

1 Introduced by Committee on Environment

2 Date:

3 Subject: Conservation and development; water quality; stormwater; three-acre  
4 permit

5 Statement of purpose of bill as introduced: This bill proposes to amend  
6 requirements related to the permitting of stormwater systems in the State. The  
7 bill would extend the deadline by which owners of impervious surface subject  
8 to the three-acre impervious surface permit must complete permitting. The bill  
9 also would allow municipalities that assume full legal responsibility for a  
10 stormwater system to assess municipal impact fees on users of the stormwater  
11 system. In addition, the bill repeals the sunset of the clean water surcharge on  
12 the property transfer tax.

13 An act relating to stormwater management

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

15 Sec. 1. 10 V.S.A. § 1264(d) is amended to read:

16 (d) Exemptions.

17 \* \* \*

18 (2) No permit is required under subdivision (c)(1), (5), or (7) of this  
19 section and for which a municipality has assumed full legal responsibility as  
20 part of a permit issued to the municipality by the Secretary. As used in this

1 subdivision, “full legal responsibility” means legal control of the stormwater  
2 system, including a legal right to access the stormwater system, a legal duty to  
3 properly maintain the stormwater system, and a legal duty to repair and replace  
4 the stormwater system when it no longer adequately protects waters of the  
5 State. Notwithstanding the provisions of 24 V.S.A. § 3254 to the contrary,  
6 when a municipality assumes full legal responsibility for a stormwater system,  
7 the municipality may assess municipal impact fees on users of the stormwater  
8 system provided that a majority of the property owners subject to the impact  
9 fee consented and the impact fee assessed is a fair apportionment to the user of  
10 the cost of the improvement in accordance with the benefits the user received.

11 Sec. 2. REPEALS; SUNSET OF PROPERTY TRANSFER TAX CLEAN  
12 WATER SURCHARGE

13 (a) 2017 Acts and Resolves No. 85, Sec. I.10 (sunset of clean water  
14 surchARGE), as amended by 2024 Acts and Resolves No. 181, is repealed.

15 (b) 2017 Acts and Resolves No. 85, Sec. I.11(a)(5) (effective date of sunset  
16 of clean water surcharge) is repealed.

17 Sec. 3. 2017 Acts and Resolves No. 85, Sec. I.1(b) is amended to read:

18 (b) Purpose and intent.

19 (1) The purpose of Secs. I.1–I.12 of this act is to promote the  
20 development and improvement of housing for Vermonters.

21 (2) It is the intent of the General Assembly:

1 (A) to extend the clean water surcharge to provide ~~an interim a~~  
2 source of revenue for addressing water quality issues throughout the State; and

3 (B) to continue its work on identifying a long-term funding source or  
4 sources that are sufficient in scope and targeted in design to address these  
5 water quality issues; ~~and~~

6 ~~(C) once one or more long-term funding sources are identified and~~  
7 ~~enacted, but not later than July 1, 2027, to reduce the amount of the clean~~  
8 ~~water surcharge to 0.04 percent.~~

9 Sec. 4. 2017 Acts and Resolves No. 85, Sec. I.12 is amended to read:

10 Sec. I.12. EFFECTIVE DATES

11 (a) Secs. I.1–I.12 shall take effect on July 1, 2017, ~~except that Sec. I.10~~  
12 ~~(allocating clean water surcharge revenue to Vermont Housing and~~  
13 ~~Conservation Trust Fund) shall take effect on July 1, 2027.~~

14 Sec. 5. 2017 Acts and Resolves No. 85, Sec. I.7(d) is amended to read:

15 (d) To compensate for this reduction of available property transfer tax  
16 revenue, it is the intent of the General Assembly through this act to provide for  
17 the transfer of \$2,500,000.00 to the Vermont Housing and Conservation Trust  
18 Fund, as follows:

19 (1) Sec. D.100 of this act appropriates \$11,304,840.00 in fiscal year  
20 2018 from the Vermont Housing and Conservation Trust Fund to the Vermont  
21 Housing and Conservation Board. Upon the effective date of this act,

1 \$1,500,000.00 shall revert to the Fund, resulting in a fiscal year 2018 total  
2 appropriation to the Board of \$9,804,840.00. In fiscal year 2018 only, the  
3 amount of \$1,500,000.00 from the Vermont Housing and Conservation Trust  
4 Fund shall be transferred to the General Fund.

5 (2) As provided in Sec. I.9 of this act, ~~from July 1, 2017 until~~  
6 ~~July 1, 2027~~, pursuant to 32 V.S.A. § 9602a, the first \$1,000,000.00 in revenue  
7 generated by the clean water surcharge of ~~0.2~~ 0.22 percent shall be transferred  
8 to the Vermont Housing and Conservation Trust Fund. In fiscal year 2018  
9 only, the Commissioner shall transfer the amount of \$1,000,000.00 from the  
10 Vermont Housing and Conservation Trust Fund to the General Fund.

11 (3) ~~After July 1, 2027, pursuant to 32 V.S.A. § 9602a as amended in~~  
12 ~~Sec. I.10 of this act, \$1,000,000.00 in total revenue generated by the clean~~  
13 ~~water surcharge of 0.04 percent shall be transferred to the Vermont Housing~~  
14 ~~and Conservation Trust Fund. [Repealed.]~~

15 (4) ~~As provided in Sec. I.11 of this act, the clean water surcharge will be~~  
16 ~~repealed in its entirety on July 1, 2039. [Repealed.]~~

17 **Sec. 6. 10 V.S.A. §§ 927 and 928 are amended to read:**

18 **§ 927. DEVELOPED LANDS IMPLEMENTATION GRANT PROGRAM**

19 **The Secretary shall administer a Developed Lands Implementation Grant**  
20 **Program to provide grants or financing financial assistance to persons who are**  
21 **required to obtain a permit to implement regulatory requirements that are**

1 necessary to achieve water quality standards. ~~The grant or financing program~~  
2 ~~shall only be available in basins where a clean water service provider has met~~  
3 ~~its annual goals or is making sufficient progress, as determined by the~~  
4 ~~Secretary, towards those goals.~~ This grant program shall fund or provide  
5 financing for projects related to the permitting of impervious surface of three  
6 acres or more under subdivision 1264(g)(3) of this title and for a permit  
7 renewal under subdivision 1264(h)(2) of this title for a discharge to a  
8 stormwater-impaired water that was permitted under an individual permit or a  
9 general permit that did not incorporate the requirements of the 2002  
10 Stormwater Management Manual or any subsequently adopted Stormwater  
11 Management Manual. Not more than 15 percent of the total grant amount  
12 awarded shall be used for administrative costs.

13 § 928. MUNICIPAL STORMWATER IMPLEMENTATION GRANT  
14 PROGRAM

15 The Secretary shall administer a Municipal Stormwater Implementation  
16 Grant Program to provide ~~grants~~ financial assistance to any municipality  
17 required under section 1264 of this title to obtain or seek coverage under the  
18 municipal roads general permit, the municipal separate storm sewer systems  
19 permit, a permit for impervious surface of three acres or more, or a permit  
20 required by the Secretary to reduce the adverse impacts to water quality of a  
21 discharge or stormwater runoff. ~~The grant program shall only be available in~~

1 ~~basins where a clean water service provider has met its annual goals or is~~  
2 ~~making sufficient progress, as determined by the Secretary, towards those~~  
3 ~~goals. Not more than 15 percent of the total grant amount awarded shall be~~  
4 ~~used for administrative costs. This grant program shall be available to a~~  
5 ~~municipality to comply with a permit for impervious surface of three acres or~~  
6 ~~more for a residential subdivision when the municipality assumes full legal~~  
7 ~~responsibility for the stormwater system of the residential subdivision under~~  
8 ~~subsection 1264(c)(7) of this title.~~

9 Sec. 7. 10 V.S.A. § 1389(e) is amended to read:

10 (e) Priorities. In making recommendations under subsection (d) of this  
11 section regarding the appropriate allocation of funds from the Clean Water  
12 Fund, the Board shall prioritize as follows:

13 (1) As a first priority, make recommendations regarding funding for the  
14 following grants and programs, which shall each be given equal priority:

15 (A) grants to clean water service providers to fund the reasonable  
16 costs associated with the inspection, verification, operation, and maintenance  
17 of clean water projects in a basin;

18 (B) the Water Quality Restoration Formula Grant under section 925  
19 of this title;

20 (C) the Agency of Agriculture, Food and Markets' agricultural water  
21 quality programs; and

1           (D) the Water Quality Enhancement Grants under section 926 of this  
2 title at a funding level of at least 20 percent of the annual balance of the Clean  
3 Water Fund, provided that the maximum amount recommended under this  
4 subdivision ~~(D)~~(E) in any year shall not exceed \$5,000,000.00; and

5           (E) funding to partners for basin planning, basin water quality  
6 council participation, education, and outreach as provided in subdivision  
7 1253(d)(3) of this title, provided funding shall be at least \$500,000.00.

8           (2) As the next priority after reviewing funding requests for programs  
9 identified under subdivision (1) of this subsection:

10           (A) funding to programs or projects that address or repair riparian  
11 conditions that increase the risk of flooding or pose a threat to life or property;

12           (B) funding for education and outreach regarding the implementation  
13 of water quality requirements, including funding for education, outreach,  
14 demonstration, and access to tools for the implementation of the Acceptable  
15 Management Practices for Maintaining Water Quality on Logging Jobs in  
16 Vermont, as adopted by the Commissioner of Forests, Parks and Recreation;

17           (C) funding for the Municipal Stormwater Implementation Grant as  
18 provided in section 928 of this title, including at least \$1,000,000.00 annually  
19 for residential subdivisions under subsection 1264(c)(7) of this title when the  
20 municipality assumes full legal responsibility for the stormwater system;

1 (D) funding for innovative or alternative technologies or practices  
2 designed to improve water quality or reduce sources of pollution to surface  
3 waters, including funding for innovative nutrient removal technologies and  
4 community-based methane digesters that utilize manure, wastewater, and food  
5 residuals to produce energy; and

6 (E) funding to purchase agricultural land in order to take that land out  
7 of practice when the State water quality requirements cannot be remediated  
8 through agricultural Best Management Practices.

9 (3) As the next priority after reviewing funding requests under  
10 subdivisions (1) and (2) of this subsection, funding for the Developed Lands  
11 Implementation Grant Program as provided in section 927 of this title.

12 Sec. 8. APPROPRIATION

13 Notwithstanding any other provision of law, the Clean Water Board shall  
14 direct \$5,000,000.00 from the Clean Water Fund in fiscal year 2027 to the  
15 Municipal Stormwater Implementation Program Section 928 of this title for  
16 costs of complying with permitting requirements under subdivision 1264(c)(7)  
17 of this title for residential subdivisions when the municipality assumes full  
18 legal responsibility for the stormwater system.

19 Sec. 9. 24 V.S.A. § 3616 is amended to read:

20 § 3616. RENTS; RATES



1 (a) A municipal corporation, through its board may establish rates, rents, or  
2 charges to be paid as the board may prescribe. The board may establish annual  
3 charges separately for bond repayment, fixed operations and maintenance costs  
4 and variable operations and maintenance costs dependent on flow.

5 (b) The rates, rents, or charges may be based upon:

6 (1) the metered consumption of water on premises connected with the  
7 sewer system, however, the board may determine no user will be billed for  
8 fixed operations and maintenance costs and bond payment less than the  
9 average single-family charge;

10 (2) the number of equivalent units connected with or served by the  
11 sewage system based upon their estimated flows compared to the estimated  
12 flows from a single-family dwelling, however, the board may determine no  
13 user will be billed less than the minimum charge determined for the single-  
14 family dwelling charge for fixed operations and maintenance costs and bond  
15 payment;

16 \* \* \*

17 (6) for groundwater, surface, or stormwater an equivalent residential  
18 unit based on an average or median of the area of impervious surface on  
19 residential property within the municipality; or

20 (7) any combination of these bases, provided the combination is  
21 equitable.

\* \* \*

1  
2 **Sec. 10. STUDY COMMITTEE ON CREATION OF REGIONAL**  
3 **STORMWATER UTILITY DISTRICTS**

4 (a) Creation. There is created the Study Committee on the Creation of  
5 Regional Stormwater Utility Districts to review the feasibility and benefit of  
6 creating regional stormwater utility districts to facilitate implementation and  
7 compliance with the water quality laws of the State.

8 (b) Membership. The Study Committee shall be composed of the  
9 following members:

10 (1) the Commissioner of Environmental Conservation or designee;

11 (2) a representative of the Vermont League of Cities and Towns,  
12 appointed by the Speaker of the House;

13 (3) a representative of a municipality subject to the municipal separate  
14 storm sewer system (MS4) permit, appointed by the Committee on  
15 Committees;

16 (4) a representative of a municipality with a population under 2,500  
17 persons, appointed by the Speaker of the House;

18 (5) a representative of the Green Mountain Water Environment  
19 Association, appointed by the Speaker of the House;

1           (6) a commercial or industrial business owner subject to the three-acre  
2 stormwater permit or other stormwater requirements, appointed by the  
3 Committee on Committees; and

4           (7) a representative of an environmental advocacy organization,  
5 appointed by the Speaker of the House.

6           (c) Powers and duties. The Study Committee shall review the feasibility of  
7 establishing regional stormwater utility districts in the State. The Study  
8 Committee shall:

9           (1) review current statutory authority for the development of regional  
10 stormwater utility districts comprised of multiple municipalities, including  
11 potential disincentives or obstacles to utility formation;

12           (2) propose how the State could implement a regional stormwater utility  
13 approach that would allow municipalities to assign liability or responsibility  
14 for compliance with water quality laws to the utility, including how a utility  
15 could assume responsibility for the permitting of properties subject to the  
16 three-acre stormwater permit;

17           (3) recommend whether and how to authorize a regional stormwater  
18 utility to assess fees or charges to residents and businesses within the regional  
19 stormwater utility district;

20           (4) propose how a regional stormwater utility district could be eligible  
21 for Clean Water State Revolving Loan Fund awards; and

1           (5) recommend whether statute should be amended to implement any of  
2           the recommendations of the Study Committee.

3           (d) Assistance. The Study Committee shall have the administrative,  
4           technical, and legal assistance of the Department of Environmental  
5           Conservation.

6           (e) Report. On or before January 15, 2026, the Study Committee shall  
7           submit a written report to the House Committees on Environment and on  
8           Government Operations and Military Affairs and the Senate Committees on  
9           Natural Resources and Energy and on Government Operations with its findings  
10           and any recommendations for legislative action.

11           (f) Meetings.

12           (1) The Commissioner of Environmental Conservation or designee shall  
13           call the first meeting of the Study Committee.

14           (2) The Commissioner of Environmental Conservation or designee shall  
15           be the Chair.

16           (3) A majority of the membership shall constitute a quorum.

17           (4) The Study Committee shall cease to exist on March 1, 2026.

18           (g) Compensation and reimbursement. Members of the Study Committee  
19           shall be entitled to per diem compensation and reimbursement of expenses as  
20           permitted under 32 V.S.A. § 1010 for not more than eight meetings. These

- 1 payments shall be made from monies appropriated to the Agency of Natural
- 2 Resources.
- 3 Sec. 10. EFFECTIVE DATE
- 4 This act shall take effect on July 1, 2025.