

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on Environment to which was referred Senate Bill No. 325  
3 entitled “An act relating to regional planning and Act 250 Tier jurisdiction”  
4 respectfully reports that it has considered the same and recommends that the  
5 House propose to the Senate that the bill be amended by striking out all after  
6 the enacting clause and inserting in lieu thereof the following:

7 \* \* \* Act 181 Repeals \* \* \*

8 Sec. 1. 2024 Acts and Resolves No. 181, Sec. 19 (road jurisdiction) is  
9 amended to read:

10 Sec. 19. [Deleted.]

11 Sec. 2. 2024 Acts and Resolves No. 181, Sec. 21 (Tiers 2 and 3) is amended to  
12 read:

13 Sec. 21. [Deleted.]

14 Sec. 3. 2024 Acts and Resolves No. 181, Sec. 114 is amended to read:

15 Sec. 114. EFFECTIVE DATES

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

17 (1) Secs. 12 (10 V.S.A. § 6001); and 13 (10 V.S.A. § 6086(a)(8)); ~~and~~  
18 ~~21 (10 V.S.A. § 6001)~~ shall take effect on ~~December 31, 2026~~ January 1, 2028;

19 (2) ~~Sec. 19 (10 V.S.A. § 6001(3)(A)(xii)) shall take effect on July 1,~~  
20 ~~2026~~; [Deleted.]

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Sec. 4. REPEAL

2024 Acts and Resolves No. 181, Sec. 22 (Tier 3 rulemaking) is repealed.

Sec. 5. REPEAL

2024 Acts and Resolves No, 181, Sec. 34 (Tier 2 area report) is repealed.

\* \* \* Act 250 \* \* \*

Sec. 6. 10 V.S.A. § 6081 is amended to read:

§ 6081. PERMITS REQUIRED; EXEMPTIONS

\* \* \*

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

(2) Notwithstanding any other provision of this chapter to the contrary, no permit or permit amendment is required within a Tier 1B area approved by the Board under section 6033 of this chapter for 50 units or fewer of housing on a tract or tracts of land involving 10 acres or less or for mixed-use development with 50 units or fewer of housing on a tract or tracts of land involving 10 acres or less.

(3) Upon receiving notice and a copy of the permit issued by an appropriate municipal panel pursuant to 24 V.S.A. § 4460(g), a previously

1 issued permit for a development or subdivision located in a Tier 1A area shall  
2 remain attached to the property. However, neither the Board nor the Agency  
3 of Natural Resources shall enforce the permit or assert amendment jurisdiction  
4 on the tract or tracts of land unless the designation is revoked or the  
5 municipality has not taken any reasonable action to enforce the conditions of  
6 the permit.

7 \* \* \*

8 (dd) Interim housing exemptions.

9 (1) Notwithstanding any other provision of law to the contrary, until  
10 January 1, ~~2027~~ 2028, no permit or permit amendment is required for the  
11 construction of housing projects such as cooperatives, condominiums,  
12 dwellings, or mobile homes, with 75 units or fewer, constructed or maintained  
13 on a tract or tracts of land, located entirely within the areas of a designated new  
14 town center, a designated growth center, or a designated neighborhood  
15 development area served by public sewer or water services or soils that are  
16 adequate for wastewater disposal. Housing units constructed pursuant to this  
17 subdivision shall not count towards the total units constructed in other areas.  
18 This exemption shall not apply to areas within mapped river corridors and  
19 floodplains except those areas containing preexisting development in areas  
20 suitable for infill development as defined in 29-201 of the Vermont Flood  
21 Hazard Area and River Corridor Rule.



1 constructed pursuant to this subdivision shall not count towards the total units  
2 constructed in other areas. This exemption shall not apply to areas within  
3 mapped river corridors and floodplains except those areas containing  
4 preexisting development in areas suitable for infill development as defined in  
5 29-201 of the Vermont Flood Hazard Area and River Corridor Rule.

6 Sec. 7. 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. 8. PUBLIC **ENGAGEMENT PLAN; LAND USE REVIEW BOARD**

9           (a) On or before January 15, 2027, the Land Use Review Board shall  
10 contract with a nongovernmental organization to develop recommendations for  
11 a public engagement plan, inclusive of the full range of stakeholders. This  
12 plan shall be in compliance and coordinated with the requirements of 3 V.S.A.  
13 chapter 72 (environmental justice). The contractor shall have expertise in  
14 maintaining neutrality on policy and political issues; statewide, democratic  
15 public engagement processes; and facilitation on public policy topics and a  
16 proven history of effective outreach in rural communities.

17           (b) The purpose of the public engagement plan would be to gather  
18 statewide input from Vermonters to inform the General Assembly on:

19           (1) the risks of losing working lands, both agricultural and forestland,  
20 and critical natural resources not already well protected by current land use  
21 policy, permitting programs, or other regulatory tools, including rare natural

1 communities, forest blocks, habitat connectors of statewide significance, and  
2 headwaters; and

3 (2) equitable, efficient, and effective regulatory or nonregulatory tools to  
4 protect these working lands and critical natural resources.

5 (c) On or before March 15, 2027, the Board shall submit the report with the  
6 recommended public engagement plan to the House Committee on  
7 Environment and the Senate Committee on Natural Resources and Energy.

8 (d) In fiscal year 2027, \$X0,000.00 is appropriated from the General Fund  
9 to the Land Use Review Board to hire the contractor for the public engagement  
10 plan design.

11 Sec. 9. 2 V.S.A. chapter 32 is added to read:

12 CHAPTER 32. JOINT LEGISLATIVE ENVIRONMENTAL OVERSIGHT  
13 COMMITTEE

14 § 1031. CREATION OF COMMITTEE

15 (a) Creation. There is created the Joint Legislative Environmental  
16 Oversight Committee whose membership shall be appointed each biennial  
17 session of the General Assembly. The Committee shall exercise oversight over  
18 the Land Use Review Board and Agency of Natural Resources permitting  
19 processes.

20 (b) Composition. The Committee shall be composed of five members:  
21 three members of the House of Representatives, who shall not all be from the

1 same party, appointed by the Speaker of the House; and two members of the  
2 Senate, who shall not all be from the same party, appointed by the Committee  
3 on Committees.

4 (c) Procedure. The Committee shall elect a chair and vice chair from  
5 among its members and shall adopt rules of procedure. The Chair shall rotate  
6 biennially between the House and the Senate members. The Committee shall  
7 keep minutes of its meetings. A quorum shall consist of three members.

8 (d) Meetings. When the General Assembly is in session, the Committee  
9 shall meet at the call of the Chair. The Committee may meet eight times per  
10 year during adjournment, and may meet more often subject to approval of the  
11 Speaker of the House and the President Pro Tempore of the Senate.

12 (e) Compensation. For attendance at a meeting when the General  
13 Assembly is not in session, members of the Committee shall be entitled to  
14 compensation for services and reimbursement of expenses as provided under  
15 subsection 23(a) of this title.

16 (f) Assistance. The administrative and legal services of the Joint Fiscal  
17 Office and the Office of Legislative Counsel shall be available to the  
18 Committee.

19 (g) Duties. The Committee shall oversee the Land Use Review Board, the  
20 implementation of the statutes amended as part of 2024 Acts and Resolves No.  
21 181, how the permitting process in 10 V.S.A. chapter 151 is working, and how

1 the new Board structure is working. The Committee shall also oversee the  
2 Agency of Natural Resources and its permitting processes.

3 (h) Sunset. The Committee shall cease to exist on July 1, 2029.

4 \* \* \* Regional Planning \* \* \*

5 Sec. 10. 24 V.S.A. § 4348 is amended to read:

6 § 4348. ADOPTION AND AMENDMENT OF REGIONAL PLAN

7 \* \* \*

8 (b) ~~60~~ Sixty days prior to holding the first public hearing on a regional plan  
9 adoption, a regional planning commission shall submit a draft regional plan to  
10 the Land Use Review Board for review and comments related to conformance  
11 of the draft with sections 4302 and 4348a of this title and chapter 139 of this  
12 title and, if it is seeking an optional determination of energy compliance, to the  
13 Department of Public Service for review and comments related to conformance  
14 of the draft plan with section 4352 of this title. The Board shall coordinate  
15 with other State agencies and the Community Investment Board and respond  
16 within 60 days unless more time is granted by the regional planning  
17 commission.

18 (c) The regional planning commission shall hold two or more public  
19 hearings within the region after public notice on any proposed plan ~~or~~  
20 ~~amendment~~. The minimum number of required public hearings may be  
21 specified within the bylaws of the regional planning commission.

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

10 \* \* \*

11 (2) At least 30 days prior to the first hearing, the regional planning  
12 commission shall provide each of its member municipalities with a written  
13 description of map changes within the municipality, a municipality-wide map  
14 showing old versus new areas with labels, and information about the new Tier  
15 structure under 10 V.S.A. chapter 151, including how to obtain Tier 1A or 1B  
16 status, and the process for updating designated area boundaries. The regional  
17 planning commission shall, if it is seeking an optional determination of energy  
18 compliance, solicit feedback on its enhanced energy plan, including  
19 consistency with section 4352 of this chapter and the enhanced energy  
20 planning standards.

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

5 (f) The regional planning commission may make revisions to the proposed  
6 plan ~~or amendment~~ at any time not less than 30 days prior to the final public  
7 hearing held under this section. If the proposal is changed, a copy of the  
8 proposed change shall be delivered physically; electronically with proof of  
9 receipt; or by certified mail, return receipt requested, to the chair of the  
10 legislative body of each municipality within the region and to any individual or  
11 organization requesting a copy at least 30 days prior to the final hearing.

12 \* \* \*

13 (h)(1) Within 15 days following adoption, a regional planning commission  
14 shall submit its regionally adopted regional plan to the Land Use Review  
15 Board for a determination of regional plan compliance with a report  
16 documenting conformance with the goals established in section 4302 of this  
17 chapter and the plan elements established in section 4348a of this chapter and a  
18 description of any changes to the regional plan future land use map. The  
19 regional planning commission shall also at this time, if it is seeking an optional  
20 determination of energy compliance pursuant to section 4352 of this chapter,  
21 submit the plan to the Department of Public Service for review with a

1 description of conformance with the enhanced energy planning standards and  
2 with a summary of any comments received during the public hearings.

3 \* \* \*

4 (j) Minor amendments to regional plan future land use map. A regional  
5 planning commission may submit a request for a minor amendment to  
6 boundaries of a future land use area for consideration by the Land Use Review  
7 Board with a letter of support from the municipality. The request may only be  
8 submitted after an affirmative vote of the municipal legislative body and the  
9 regional planning commission board. The Land Use Review Board, after  
10 consultation with the Community Investment Board and the regional planning  
11 commissions, shall provide guidance about what constitutes a minor  
12 amendment. Minor amendments may include any change to a future land use  
13 area consisting of fewer than 10 acres. A minor amendment to a future land  
14 use area shall not require an amendment to a regional plan and shall be  
15 included in the next iteration of the regional plan. The Land Use Review  
16 Board may adopt rules to implement this section.

17 \* \* \*

18 (n) Regional plan amendments, nonminor future land use map  
19 amendments, and Tier 1B area status requests. Regional plans may be  
20 reviewed from time to time and may be amended in the light of new  
21 developments and changed conditions affecting the region. Nonminor future

1 land use map amendments shall be processed as part of a regional plan  
2 amendment. Tier 1B area status requests may be made separate from the  
3 regional plan approval or amendment process.

4 (1) Process.

5 (A) To amend a regional plan, which may include a nonminor future  
6 land use map amendment, a regional planning commission shall hold one  
7 public hearing. At least 15 days in advance of the hearing, the regional  
8 planning commission shall provide notice of the public hearing to the parties  
9 listed in subdivision (d)(1) of this section and the Land Use Review Board.  
10 The public hearing notice shall include a description of changes to the plan,  
11 including nonminor amendments to future land use maps, or any changes to  
12 Tier 1B area status.

13 (B) After adoption of the regional plan amendment, the regional  
14 planning commission shall submit a request to the Land Use Review Board for  
15 an affirmative determination of regional plan compliance for the regional plan  
16 amendment.

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

20 (D) The Land Use Review Board shall hold a public hearing within  
21 30 days after receiving the request for an affirmative determination of regional

1 plan amendment compliance or approval of Tier 1B area status. The Land Use  
2 Review Board shall issue its determination within 30 days after the hearing.

3 (2) Expiration date. Adoption of a regional plan amendment, nonminor  
4 future land use map amendment, or Tier 1B area status request or amendment  
5 shall not change the expiration date of the regional plan.

6 \* \* \*

7 Sec. 11. 24 V.S.A. § 4348a is amended to read:

8 § 4348a. ELEMENTS OF A REGIONAL PLAN

9 (a) A regional plan shall be consistent with the goals established in section  
10 4302 of this title and shall include the following:

11 \* \* \*

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

1           (A) Downtown or village centers. These areas are the mixed-use  
2 centers bringing together community economic activity and civic assets. They  
3 include downtowns, villages, and new town centers previously designated  
4 under chapter 76A and downtowns and village centers seeking benefits under  
5 the Community Investment Program under section ~~5804~~ 5803 of this title. The  
6 downtown or village centers are the traditional ~~and~~ or historic central business  
7 and civic centers within planned growth areas, village areas, or may stand  
8 alone. Municipalities may have more than one center, including planned new  
9 or emerging centers that anchor planned growth or village areas. Village  
10 centers are not required to have public water, wastewater, zoning, or  
11 subdivision bylaws. Only centers containing buildings that are listed on or  
12 eligible for the National Register of Historic Places qualify for benefits from  
13 the State Community Investment Program established under chapter 139 of  
14 this title.

15           (B) Planned growth areas. These areas include the high-density  
16 existing settlement and future growth areas with high concentrations of  
17 population, housing, and employment in each region and town, as appropriate.  
18 They include a mix of historic and nonhistoric commercial, residential, and  
19 civic or cultural sites with active streetscapes, supported by land development  
20 regulations; public water or wastewater, or both; and multimodal transportation  
21 systems. These areas include ~~new town centers, downtowns, village centers,~~

1 growth centers; and neighborhood development areas previously designated  
2 under chapter 76A of this title. These areas should generally meet ~~the smart~~  
3 ~~growth principles definition in chapter 139 of this title and~~ the following  
4 criteria:

5 \* \* \*

6 (iii) The area is generally within walking distance from the  
7 municipality's or an adjacent municipality's downtown; or village center; ~~new~~  
8 ~~town center, or growth center.~~

9 \* \* \*

10 (vi) The area provides ~~for~~ opportunity for development, infill  
11 development, and redevelopment that is needed to meet the regional and  
12 municipal housing targets that meets meet the present and future needs of a  
13 diversity of social and income groups in the community.

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

20 (C) Village areas. These areas include the traditional settlement area  
21 or a proposed new settlement area, typically composed of a cohesive mix of

1 residential, civic, religious, commercial, ~~and~~ or mixed-use buildings, arranged  
2 along a main street and intersecting streets that are within walking distance for  
3 residents who live within and surrounding the ~~core~~ downtown center or village  
4 center. ~~These areas include existing village center designations and similar~~  
5 ~~areas statewide, but this area is larger than the village center designation.~~

6 Village areas shall meet the following criteria:

7 \* \* \*

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

11 (v) The area has some opportunity for infill development or new  
12 development areas where the village can grow, support the development of  
13 housing to meet the regional and municipal housing targets, and be flood  
14 resilient.

15 \* \* \*

16 (J) Rural; conservation. These are areas of significant natural  
17 resources, identified by regional planning commissions or municipalities based  
18 upon existing Agency of Natural Resources mapping that require special  
19 consideration for aquifer protection; for wetland protection; for the  
20 maintenance of forest blocks, wildlife habitat, and habitat connectors; or for  
21 other conservation purposes. ~~The mapping of these areas and accompanying~~

1 ~~policies are intended to help meet requirements of 10 V.S.A. chapter 89. Any~~  
2 ~~portion of this area that is approved by the LURB as having Tier 3 area status~~  
3 ~~shall be identified on the future land use map as an overlay upon approval.~~

4 \* \* \*

5 (d) With the exception of preexisting, nonconforming designations  
6 approved prior to the establishment of the State Community Investment  
7 program, the areas eligible for designation benefits under that program upon  
8 the Land Use Review Board’s approval of the regional plan future land use  
9 map for designation as a downtown center or village center shall not include  
10 development that is disconnected from a downtown or village center and that  
11 lacks an existing or planned pedestrian connection to the center via a complete  
12 street.

13 \* \* \*

14 Sec. 12. 24 V.S.A. § 4303 is amended to read:

15 § 4303. DEFINITIONS

16 The following definitions shall apply throughout As used in this chapter  
17 unless the context otherwise requires:

18 \* \* \*

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

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

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

3           (C) enables choice in modes of transportation;

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

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

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

11          (G) supports a diversity of viable businesses in downtowns and  
12          villages;

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

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

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

19                (ii) development that limits transportation options, especially for  
20                pedestrians;

21                (iii) the fragmentation of farmland and forestland;

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

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

7           Sec. 13. REGIONAL AND MUNICIPAL PLAN EXTENSIONS

8           Any regional or municipal plan due to expire in 2026 or 2027 shall have its  
9           expiration date extended until December 31, 2027.

10          Sec. 14. FORMAL REVIEW OF REGIONAL PLANS; REPORT

11          On or before January 15, 2027, the Land Use Review Board shall report on  
12          whether to repeal 24 V.S.A. § 4476 and if so, recommendations for a  
13          replacement framework that would allow entities to request formal review of  
14          or appeal of a regional plan or plan amendment. The report shall discuss  
15          whether systems exist for this purpose or if a new system should be created in  
16          statute or rule. The report shall be submitted to the House Committee on  
17          Environment and the Senate Committee on Natural Resources and Energy.

18                           \* \* \* State Community Investment Program \* \* \*

19          Sec. 15. 24 V.S.A. § 5801 is amended to read:

20          § 5801. DEFINITIONS

21           As used in this chapter:

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\* \* \*

(8) “Planned growth area” means an area on the regional plan future land use maps ~~required under section 4348a of this title, which may encompass a downtown center or village center on the regional future land use map and may be designated as a center or neighborhood, or both~~ meeting the requirements of subdivision 4348a(a)(12)(B) of this title and that may be designated as a neighborhood.

\* \* \*

(10) “Sprawl repair” means the redevelopment of lands with buildings, traffic and circulation, parking, or other land coverage in a pattern that is consistent with smart growth principles as defined in section 4303 of this title.

\* \* \*

(12) “~~State Designated Downtown and~~ Center or Village Center” or “designated center” means a ~~contiguous downtown or village~~ a portion of which is listed or eligible for listing in the national register of historic places area center approved as part of the LURB review of regional plan future land use maps, ~~which may include an approved preexisting designated designated downtown, village center, or designated new town center established prior to the approval of the regional plan future land use maps.~~

(13) “~~State designated~~ Designated neighborhood” or “neighborhood” means a ~~contiguous geographic~~ village area or planned growth area approved

1 as part of the ~~Land Use Review Board~~ LURB review of regional plan future  
2 land use maps that is ~~compact and adjacent and~~ contiguous to a center.

3 \* \* \*

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

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

10 § 5803. DESIGNATION OF DOWNTOWN AND VILLAGE CENTERS

11 (a) Designation established. A regional planning commission may apply to  
12 the LURB for approval and designation of all downtown and village centers by  
13 submitting the regional plan future land use map adopted by the regional  
14 planning commission. ~~The regional plan future land use map shall identify~~  
15 ~~downtown centers and village centers as the downtown and village areas~~  
16 ~~eligible for designation as centers.~~ The Department and State Board shall  
17 provide comments to the LURB and the regional planning commission on  
18 areas eligible for center designation as provided ~~under~~ in section 4348 of this  
19 ~~chapter~~ title.

20 \* \* \*



1 State Board. Appeals of administrative decisions shall be heard by the State  
2 Board at the next meeting following a timely filing stating the reasons for the  
3 appeal. The State Board’s decision is final. The Department shall issue  
4 guidance to administer these steps.

5 (1) Step One.

6 (A) Requirements. Step One is established to create an accessible  
7 designation for all villages throughout the State to become eligible for funding  
8 and technical assistance to support site-based improvements and planning. All  
9 downtown and village centers with areas that are listed on or eligible for the  
10 National Register of Historic Places shall automatically reach Step One upon  
11 approval of the regional plan future land use map by the LURB. Regional plan  
12 future land use maps supersede preexisting designated areas that may already  
13 meet the Step One requirement.

14 \* \* \*

15 \* \* \* Tax Credits \* \* \*

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

17 § 5930bb. ELIGIBILITY AND ADMINISTRATION

18 \* \* \*

19 (c) Application shall be made in accordance with the guidelines set by the  
20 State Board. The guidelines shall clearly indicate that only applications  
21 located in Step 2 and Step 3 State-designated centers or Step 1 centers where a

1 portion of the designated center is listed or eligible for listing in the national  
2 register of historic places shall be considered.

3 \* \* \*

4 \* \* \* Environmental Justice \* \* \*

5 **Sec. 18. 3 V.S.A. chapter 72 is amended to read:**

6 **CHAPTER 72. ENVIRONMENTAL JUSTICE**

7 \* \* \*

8 § 6004. IMPLEMENTATION OF STATE POLICY

9 \* \* \*

10 (i)(1) Beginning on January 15, ~~2028~~ 2029, and annually thereafter, the  
11 covered agencies shall either integrate the following information into existing  
12 annual spending reports or issue annual spending reports that include:

13 \* \* \*

14 § 6005. RULEMAKING

15 (a) On or before ~~July 1, 2027~~ January 1, 2029, the Agency of Natural  
16 Resources, in consultation with the Environmental Justice Advisory Council  
17 and the Interagency Environmental Justice Committee, shall adopt rules to:

18 \* \* \*

19 (b) On or before ~~July 1, 2028~~ January 1, 2030, and as appropriate  
20 thereafter, the covered agencies, in consultation with the Environmental Justice

1 Advisory Council, shall adopt or amend policies and procedures, plans,  
2 guidance, and rules, where applicable, to implement this chapter.

3 \* \* \*

4 § 6007. ENVIRONMENTAL JUSTICE MAPPING TOOL

5 \* \* \*

6 (c) On or before January 1, ~~2027~~ 2028, the mapping tool shall be available  
7 for use by the public as well as by the State government.

8 \* \* \* Effective Date \* \* \*

9 Sec. 19. EFFECTIVE DATE

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

11

12

13 (Committee vote: \_\_\_\_\_)

14

\_\_\_\_\_

15

Representative \_\_\_\_\_

16

FOR THE COMMITTEE