

1 Introduced by

2 Referred to Committee on

3 Date:

4 Subject: <Subject>

5 Statement of purpose of bill as introduced: This bill proposes to <Purpose>

6 An act relating to <Title>

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

8

9 * * * Vermont Rental Housing Improvement Program * * *

10 **Sec. 1.** 10 V.S.A. § 699 is amended to read:

11 § 699. VERMONT RENTAL HOUSING IMPROVEMENT PROGRAM

12 (a) Creation of Program.

13 * * *

14 (5)(A) The Department may cooperate with and subgrant funds to State
15 agencies and governmental subdivisions and public and private organizations
16 in order to carry out the purposes of this subsection.

17 (B) Solely with regards to actions undertaken pursuant to this
18 subdivision, entities carrying out the provisions of this section, including
19 grantees, subgrantees, and contractors of the State, shall be exempt from the
20 provisions of 8 V.S.A. chapter 73 (licensed lenders, mortgage brokers,

1 mortgage loan originators, sales finance companies, and loan solicitation
2 companies).

3 * * *

4 (d) Program requirements applicable to grants and forgivable loans.

5 (1)(A) A grant or loan shall not exceed:

6 (i) ~~\$70,000.00 per unit, for rehabilitation or creation of an eligible~~
7 ~~rental housing unit meeting the applicable building accessibility requirements~~
8 ~~under the Vermont Access Rules; or~~

9 (ii) \$50,000.00 per unit, for rehabilitation or creation of any other
10 eligible rental housing unit. Up to an additional \$20,000.00 per unit may be
11 made available for specific elements that collectively bring the unit to the
12 visitable standard outlined in the rules adopted by the Vermont Access Board.

13 * * *

14 (e) Program requirements applicable to grants **and five-year forgivable**
15 **loans**. For a grant **or five-year forgivable loan** awarded through the Program,
16 the following requirements apply for a minimum period of five years:

17 (1) A landlord shall coordinate with nonprofit housing partners and local
18 ~~coordinated entry~~ homelessness service organizations approved by the
19 Department to identify potential tenants.

20 (2)(A) Except as provided in subdivision (2)(B) of this subsection (e), a
21 landlord shall lease the unit to a household that is:

1 (i) exiting homelessness, including any individual under 25 years
2 of age who secures housing through a master lease held by a youth service
3 provider on behalf of individuals under 25 years of age;

4 (ii) actively working with an immigrant or refugee resettlement
5 program; or

6 (iii) composed of at least one individual with a disability who
7 receives or is eligible approved to receive Medicaid-funded home and
8 community based services or Social Security Disability Insurance; or

9 (iv) with approval from the Department in writing, an organization
10 that will hold a master lease that explicitly states the unit will be used in
11 service of the populations described in this subsection (e).

12 * * *

13 (4)(A) A landlord may convert a grant to a forgivable loan upon
14 approval of the Department and the housing organization that approved the
15 grant.

16 (B) A landlord who converts a grant to a forgivable loan shall receive
17 a ~~10 percent~~ pro-rated credit for loan forgiveness for each year in which the
18 landlord participates in the Program.

19 (f) Requirements applicable to 10-year forgivable loans. For a 10-year
20 forgivable loan awarded through the Program, the following requirements
21 apply for a minimum period of 10 years:

1 ~~(1) A landlord shall coordinate with nonprofit housing partners and local~~
2 ~~coordinated entry organizations to identify potential tenants~~ The total cost of
3 ~~rent for the unit, including utilities not covered by rent payments, shall not~~
4 ~~exceed the applicable fair market rent established by the Department of~~
5 ~~Housing and Urban Development, except that a landlord may accept a housing~~
6 ~~voucher that exceeds fair market rent, if available.~~

7 ~~(2)(A) Except as provided in subdivision (2)(B) of this subsection (f), a~~
8 ~~landlord shall lease the unit to a household that is:~~

9 ~~(i) exiting homelessness, including any individual under 25 years~~
10 ~~of age who secures housing through a master lease held by a youth service~~
11 ~~provider on behalf of individuals under 25 years of age;~~

12 ~~(ii) actively working with an immigrant or refugee resettlement~~
13 ~~program; or~~

14 ~~(iii) composed of at least one individual with a disability who is~~
15 ~~eligible to receive Medicaid-funded home and community based services.~~

16 ~~(B) If, upon petition of the landlord, the Department or the housing~~
17 ~~organization that issued the grant determines that a household under~~
18 ~~subdivision (2)(A) of this subsection (f) is not available to lease the unit, then~~
19 ~~the landlord shall lease the unit:~~

20 ~~(i) to a household with an income equal to or less than 80 percent~~
21 ~~of area median income; or~~

1 (ii) ~~if such a household is unavailable, to another household with~~
2 ~~the approval of the Department or housing organization.~~

3 (3)(A) ~~A landlord shall accept any housing vouchers that are available to~~
4 ~~pay all, or a portion of, the tenant's rent and utilities.~~

5 (B) ~~If no housing voucher or federal or State subsidy is available, the~~
6 ~~cost of rent for the unit, including utilities not covered by rent payments, shall~~
7 ~~not exceed the applicable fair market rent established by the Department of~~
8 ~~Housing and Urban Development.~~

9 (4) ~~The Department shall forgive 10 percent of the a pro-rated amount~~
10 ~~of a forgivable loan for each year a landlord participates in the loan program.~~

11 (3) Annually, the Department shall establish a minimum allocation of
12 funding set aside to be used for five-year grants or forgivable loans to serve
13 eligible households pursuant to subsection (e) of this section. Remaining funds
14 may be used for either five-year grants or forgivable loans or 10-year
15 forgivable loans pursuant to this subsection (f).

16 (4) The Department shall consult with the Agency of Human Services to
17 evaluate factors to establish the amount of the set aside, including:

18 (A) the availability of housing vouchers;

19 (B) the current need for housing for eligible households;

20 (C) the ability and desire of landlords in to house eligible households;

21 (D) the support services available for landlords; and

1 (a) There is created within the Department of Housing and Community
2 Development the Manufactured Home Improvement and Repair Program. The
3 Department shall design and implement the Program to award funding to
4 statewide or regional nonprofit housing organizations, or both, to provide
5 financial assistance or awards to manufactured homeowners and manufactured
6 home park owners to improve existing homes, incentivize new slab placement
7 for prospective homeowners, and incentivize park improvements for infill of
8 more homes.

9 (b) The following projects are eligible for funding through the Program:

10 (1) The Department may award up to \$20,000.00 to owners of
11 manufactured housing communities to complete small-scale capital needs to
12 help infill vacant lots with homes, including disposal of abandoned homes, lot
13 grading and preparation, the siting and upgrading of electrical boxes,
14 enhancing E911 safety issues, transporting homes out of flood zones, and
15 improving individual septic systems. Costs awarded under this subdivision
16 may also cover legal fees and marketing to help make it easier for home-
17 seekers to find vacant lots around the State.

18 (2) The Department may award funding to manufactured homeowners
19 for which the home is their primary residence to address habitability and
20 accessibility issues to bring the home into compliance with safe living
21 conditions.

1 (3) The Department may award up to \$15,000.00 per grant to a
2 homeowner to pay for a foundation or federal Department of Housing and
3 Urban Development approved slab, site preparation, skirting, tie-downs, and
4 utility connections on vacant lots within a manufactured home community.

5 (c) The Department may adopt rules, policies, and guidelines to aid in
6 enacting the Program.

7 * * * Vermont Infrastructure Sustainability Fund * * *

8 **Sec. 3.** 24 V.S.A. chapter 119, subchapter 6 is amended to read:

9 Subchapter 6: Special Funds

10 * * *

11 § 4686. VERMONT INFRASTRUCTURE SUSTAINABILITY FUND

12 (a) Creation. There is created the Vermont Infrastructure Sustainability
13 Fund within the Vermont Bond Bank.

14 (b) Purpose. The purpose of the Fund is to provide capital to extend and
15 increase capacity of water and sewer service and other public infrastructure in
16 municipalities where lack of extension or capacity is a barrier to housing
17 development.

18 (c) Administration. The Vermont Bond Bank may administer the Fund in
19 coordination with and support from other State agencies, government
20 component parts, and quasi-governmental agencies.

21 (d) Program parameters.

1 (1) The Vermont Bond Bank, in consultation with the Department of
2 Housing and Community Development, shall develop program guidelines to
3 effectively implement the Fund.

4 (2) The program shall provide low interest loans or bonds to
5 municipalities to expand infrastructure capacity. Eligible activities include:

6 (A) preliminary engineering and planning;

7 (B) engineering design and bid specifications;

8 (C) construction for municipal waster and wastewater systems;

9 (D) transportation investments, including those required by municipal
10 regulation, the municipality’s official map, designation requirements, or other
11 planning or engineering identifying complete streets and transportation and
12 transit related improvements, including improvements to existing streets;

13 (E) other eligible activities as determined by the guidelines produced
14 by the Vermont Bond Bank in consultation with the Department of Housing
15 and Community Development.

16 (e) Application Requirements. Eligible project applications shall
17 demonstrate:

18 (1) the project will create reserve capacity necessary for new housing
19 unit development;

20 (2) the project has a direct link to housing unit production; and

1 (3) the municipality has a commitment to own and operate the project
2 throughout its useful life.

3 (f) Application Criteria. In addition to any criteria developed in the
4 program guidelines, project applications shall be evaluated using the following
5 criteria:

6 (1) whether there is a direct connection to proposed or in-progress
7 housing development with demonstrable progress toward regional housing
8 targets;

9 (2) whether the project is an expansion of an existing system and the
10 proximity to a designated area;

11 (3) the project readiness and estimated time until the need for financing;

12 and

13 (4) the demonstration of financing for project completion or completion
14 of a project component.

15 (g) Award terms. The Vermont Bond Bank, in consultation with the
16 Department of Housing and Community Development, shall establish award
17 terms that may include:

18 (1) the maximum loan or bond amount;

19 (2) the maximum term of the loan or bond amount;

20 (3) the time by which amortization shall commence;

21 (4) the maximum interest rate;

1 (5) whether the loan is eligible for forgiveness and to what percentage or
2 amount;

3 (6) the necessary security for the loan or bond; and

4 (7) any additional covenants encumbering the improved properties to
5 further secure the loan or bond.

6 (h) Revolving fund. Any funds repaid or returned from the Infrastructure
7 Sustainability Fund shall be deposited into the Fund and used to continue the
8 program established in this section.

9 * * * Universal Design Study Committee * * *

10 **Sec. 4.** RESIDENTIAL UNIVERSAL DESIGN STANDARDS; STUDY
11 COMMITTEE; REPORT

12 (a) Creation. There is created the Residential Universal Design Study
13 Committee to explore implementation of statewide universal design standards
14 for all residential buildings.

15 (b) **Membership.** The Committee shall be composed of the following
16 members:

17 (1) one member of the House of Representatives, who shall be
18 appointed by the Speaker of the House;

19 (2) one member of the Senate, who shall be appointed by the Committee
20 on Committees;

1 (3) one member, appointed by the Vermont Builders and Remodelers

2 Association;

3 (4) one member, appointed by the Vermont Chapter of the American

4 Institute of Architects;

5 (5) the Director of Fire Safety, or designee;

6 (6) one member of the Vermont Access Board, appointed by the Chair;

7 (7) one member, appointed by the Vermont Housing Finance Agency;

8 (8) one member, appointed by the Vermont Housing and Conservation

9 Board;

10 (9) one member, appointed by the Vermont Center for Independent

11 Living;

12 (10) one member, appointed by the Vermont Developmental Disabilities

13 Council;

14 (11) the Commissioner of the Department of Housing and Community

15 Development, or designee;

16 (12) one member, appointed by the Vermont Leagues of Cities and

17 Towns;

18 (13) one member, appointed by the Vermont Assessors and Listers

19 Association;

20 (14) one member, appointed by the Vermont Association of Realtors;

21 and

1 (15) one member, appointed by ADA Inspections Nationwide, LLC.

2 (c) Powers and duties. The Committee shall study the development and
3 implementation of statewide universal design standards for residential
4 buildings, including identification and analysis of the following issues:

5 (1) existing federal and state laws regarding Americans with Disabilities
6 Act, 42 U.S.C. §§ 12101–12213, standards and building codes;

7 (2) existing federal, state, and international best practices and standards
8 addressing accessibility and adaptability characteristics of single-family and
9 multiunit buildings; and

10 (3) opportunities and challenges for supporting the residential building
11 industry in meeting universal design standards, including considerations of
12 workforce education and training;

13 (4) cost benefits and impacts of adopting a universal design standard for
14 residential buildings;

15 (5) opportunities and challenges with enforcement of identified
16 standards; and

17 (6) impacts to the valuation and financing of impacted buildings.

18 (d) Assistance. The Committee shall have the administrative, technical,
19 and legal assistance of the Office of Legislative Counsel and the Joint Fiscal
20 Office.

1 (e) Report. On or before November 1, 2025, the Committee shall submit a
2 written report to the House Committee on General and Housing and the Senate
3 Committee on Economic Development, Housing and General Affairs with its
4 findings and any recommendations for legislative action.

5 (f) Meetings.

6 (1) The member of the House of Representatives shall call the first
7 meeting of the Committee to occur on or before June 1, 2025.

8 (2) The Committee shall select a chair from among its members at the
9 first meeting.

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

11 (4) The Committee shall cease to exist on December 1, 2025.

12 (g)(1) Compensation and reimbursement. For attendance at meetings
13 during adjournment of the General Assembly, a legislative member of the
14 Committee serving in the member’s capacity as a legislator shall be entitled to
15 per diem compensation and reimbursement of expenses pursuant to 2 V.S.A.
16 § 23 for not more than six meetings. These payments shall be made from
17 monies appropriated to the General Assembly.

18 (2) Members of the Committee who are not otherwise compensated for
19 their time shall be entitled to per diem compensation as permitted under
20 32 V.S.A. § 1010 for not more than six meetings. These payments shall be
21 made from monies appropriated to the Committee.

1 prescribed by the Director. If changes or additions to the grand list are made
2 by the listers or other officials authorized to do so after such abstract has been
3 so transmitted, such clerks shall forthwith certify the same to the Director.

4 * * *

5 * * * VHFA First Generation Homebuyer Program and Down Payment
6 Assistance Program * * *

7 **Sec. 6.** 32 V.S.A. § 5930u is amended to read:

8 § 5930u. TAX CREDIT FOR AFFORDABLE HOUSING

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

10 * * *

11 (11) “First-generation homebuyer” means a homebuyer who self-attests
12 that the homebuyer is an individual:

13 (A) whose parents or legal guardians:

14 (i) do not have and during the homebuyer’s lifetime have not had
15 any residential ownership interest in any state; or

16 (ii) lost ownership of a home due to foreclosure, short sale, or
17 deed-in-lieu of foreclosure and have not owned a home since that loss; or

18 (B) who has at any time been placed in foster care.

19 * * *

20 (g) Credit allocation.

21 (1) In any fiscal year, the allocating agency may award up to:

1 (A) \$400,000.00 in total first-year credit allocations to all applicants
2 for rental housing projects, for an aggregate limit of \$2,000,000.00 over any
3 given five-year period that credits are available under this subdivision (A).

4 (B) \$675,000.00 in total first-year credit allocations for loans or
5 grants for owner-occupied unit financing or down payment loans as provided
6 in subdivision (b)(2) of this section consistent with the allocation plan,
7 including for new construction and manufactured housing, for an aggregate
8 limit of \$3,375,000.00 over any given five-year period that credits are
9 available under this subdivision (B). Of the total first-year credit allocations
10 made under this subdivision (B), \$250,000.00 shall be used each fiscal year for
11 manufactured home purchase and replacement.

12 (C) \$250,000.00 in total in total first-year credit allocations for grants
13 to first-time homebuyers who are also first-generation homebuyers as provided
14 in subdivision (b)(3)(D) of this section, for an aggregate limit of \$1,250,000.00
15 over any given five-year period that credits are available under this subdivision
16 (C).

17 (2) If the full amount of first-year credits authorized by an award are not
18 allocated to a taxpayer, the Agency may reclaim the amount not allocated and
19 re-award such allocations to other applicants, and such re-awards shall not be
20 subject to the limits set forth in subdivision (1) of this subsection.

21 (h) Credit allocation; Down Payment Assistance Program.

1 (1) In fiscal year 2016 through fiscal year 2019, the allocating agency
2 may award up to \$125,000.00 in total first-year credit allocations for loans
3 through the Down Payment Assistance Program created in subdivision (b)(2)
4 of this section.

5 (2) In fiscal year 2020 through fiscal year 2026, the allocating agency
6 may award up to \$250,000.00 in total first-year credit allocations for loans
7 through the Down Payment Assistance Program created in subdivision (b)(3)
8 of this section.

9 (3) In fiscal year 2027 through fiscal year 2031, the allocating agency
10 may award up to \$250,000.00 in total first-year credit allocations for loans
11 through the Down Payment Assistance Program created in subdivision (b)(3)
12 of this section.

13 * * * Land Bank Report * * *

14 **Sec. 7.** DHCD LAND BANK REPORT

15 (a) On or before November 1, 2025, the Department of Housing and
16 Community Development shall issue a report to the House Committee on
17 General and Housing and the Senate Committee on Economic Development,
18 Housing and General Affairs outlining a legal framework for implementation
19 of a State land bank. The report shall include proposed legislative language
20 specific to:

21 (1) the creation of a statewide land bank;

1 ~~subsection who, by signed petition to the appropriate municipal panel of a~~
2 ~~municipality, the plan or a bylaw of which is at issue in any appeal brought~~
3 ~~under this title, allege that any relief requested by a person under this title, if~~
4 ~~granted, will not be in accord with the policies, purposes, or terms of the plan~~
5 ~~or bylaw of that municipality. This petition to the appropriate municipal panel~~
6 ~~must designate one person to serve as the representative of the petitioners~~
7 ~~regarding all matters related to the appeal. For purposes of this subdivision, an~~
8 ~~appeal shall not include the character of the area affected if the project has a~~
9 ~~residential component that includes affordable housing.~~

10 (5) Any department and administrative subdivision of this State owning
11 property or any interest in property within a municipality listed in subdivision
12 (2) of this subsection, and the Agency of Commerce and Community
13 Development of this State.

14 **Sec. 10.** 24 V.S.A. § 4441 is amended to read:

15 § 4441. PREPARATION OF BYLAWS AND REGULATORY TOOLS;

16 AMENDMENT OR REPEAL

17 * * *

18 (i) Notwithstanding this section and any other law to the contrary, for
19 bylaw amendments that are required to comply with amendments to this
20 chapter, no hearings are required to be held on the bylaw amendments.

21 * * * LURB Study * * *

1 **Sec. 11.** 2024 Acts and Resolves No. 181, Sec. 11a is amended to read:

2 Sec. 11a. ACT 250 APPEALS STUDY

3 (a) On or before ~~January 15, 2026~~ November 1, 2025, the Land Use
4 Review Board shall issue a report evaluating whether to transfer appeals of
5 permit decisions and jurisdictional opinions issued pursuant to 10 V.S.A.
6 chapter 151 to the Land Use Review Board or whether they should remain at
7 the Environmental Division of the Superior Court. The Board shall convene a
8 stakeholder group that at a minimum shall be composed of a representative of
9 environmental interests, attorneys that practice environmental and
10 development law in Vermont, the Vermont League of Cities and Towns, the
11 Vermont Association of Planning and Development Agencies, the Vermont
12 Chamber of Commerce, the Land Access and Opportunity Board, the Office of
13 Racial Equity, the Vermont Association of Realtors, a representative of non-
14 profit housing development interests, a representative of for-profit housing
15 development interests, a representative of commercial development interests,
16 an engineer with experience in development, the Agency of Commerce and
17 Community Development, and the Agency of Natural Resources in preparing
18 the report. The Board shall provide notice of the stakeholder meetings on its
19 website and each meeting shall provide time for public comment.

20 (b) The report shall at minimum recommend:

1 (1) whether to allow consolidation of appeals at the Board, or with the
2 Environmental Division of the Superior Court, and how, including what
3 resources the Board would need, if transferred to the Board, appeals of permit
4 decisions issued under 24 V.S.A. chapter 117 and the Agency of Natural
5 Resources can be consolidated with Act 250 appeals;

6 (2) how to prioritize and expedite the adjudication of appeals related to
7 housing projects, including the use of hearing officers to expedite appeals and
8 the setting of timelines for processing of housing appeals;

9 (3) procedural rules to govern the Board’s administration of Act 250 and
10 the adjudication of appeals of Act 250 decisions. These rules shall include
11 procedures to create a firewall and eliminate any potential for conflicts with
12 the Board managing appeals and issuing permit decisions and jurisdictional
13 opinions; and

14 (4) other actions the Board should take to promote the efficient and
15 effective adjudication of appeals, including any procedural improvements to
16 the Act 250 permitting process and jurisdictional opinion appeals.

17 (c) The report shall be submitted to the Senate Committees on Economic
18 Development, Housing and General Affairs and on Natural Resources and
19 Energy and the House Committee on Environment and Energy.

20 * * * Brownfields * * *

21 **Sec. 12.** 10 V.S.A. § 6641 is amended to read:

1 § 6641. BROWNFIELD PROPERTY CLEANUP PROGRAM; CREATION;
2 POWERS

3 (a) There is created the Brownfield Property Cleanup Program to enable
4 certain interested parties to request the assistance of the Secretary to review
5 and oversee work plans for investigating, abating, removing, remediating, and
6 monitoring a property in exchange for protection from certain liabilities under
7 section 6615 of this title. The Program shall be administered by the Secretary
8 who shall:

9 * * *

10 (c) When conducting any review required by this subchapter, the Secretary
11 shall prioritize the review of remediation at a site that contains housing or that
12 is planned for the construction or rehabilitation of single-family or multi-
13 family housing.

14 **Sec. 13.** BROWNFIELDS PROCESS IMPROVEMENT; REPORT

15 On or before November 1, 2025 the Secretary of Natural Resources shall
16 report to the House Committees on Environment and on Housing and General
17 Affairs and the Senate Committees on Economic Development, Housing, and
18 General Affairs and on Natural Resources and Energy with proposals to make
19 the program established pursuant to 10 V.S.A. chapter 159, subchapter 3
20 (brownfields reuse and liability limitation) substantially more efficient. At a
21 minimum, the report shall include both of the following:

1 **Sec. 15.** [Reserved.]

2 * * * Taxes * * *

3 **Sec. 16.** 32 V.S.A. § 9743 is amended to read:

4 § 9743. ORGANIZATIONS NOT COVERED

5 Any sale, service, or admission to a place of entertainment charged by or to
6 any of the following or any use by any of the following are not subject to the
7 sales and use taxes imposed under this chapter:

8 * * *

9 (4)(A) Sales of building materials and supplies to be used in the
10 construction, reconstruction, alteration, remodeling, or repair of:

11 (i) any building structure, or other public works owned by or held
12 in trust for the benefit of any governmental body or agency mentioned in
13 subdivisions (1) and (2) of this section and used exclusively for public
14 purposes;

15 (ii) any building or structure owned by or held in trust for the
16 benefit of any organization described in subdivision (3) of this section and
17 used exclusively for the purposes upon which its exempt status is based; and

18 (iii) any building or structure owned by any “local development
19 corporation” as defined in 10 V.S.A. § 212(10) and used exclusively for the
20 purposes authorized in 10 V.S.A. chapter 12; provided, however, that the
21 governmental body or agency, the organization, or the development

1 corporation has first obtained a certificate from the Commissioner stating that
2 it is entitled to the exemption, and the vendor keeps a record of the sales price
3 of each separate sale, the name of the purchaser, the date of each separate sale,
4 and the number of the certificate.

5 (iv) Any building or structure that:

6 (I) is currently, or will be, restricted by a housing subsidy
7 covenant for a period of 99 years or longer that is certified to the
8 Commissioner by the Agency of Commerce and Community Development as
9 preserving or creating affordable housing;

10 (II) qualifies for a Low-Income Housing Tax Credit under 26
11 U.S.C. § 42 and the owner has received such credit; or

12 (III) is constructed or improved using financial incentives or
13 support from the Middle-Income Homeownership Development Program or
14 Rental Revolving Loan Fund of the Vermont Housing Finance Agency,
15 provided no exemption shall be available for future construction or
16 improvement that is not financed through such programs.

17 (B) ~~As used in~~ For purposes of this subdivision (4), the words
18 “building materials and supplies” include all materials and supplies consumed,
19 employed, or expended in the construction, reconstruction, alteration,
20 remodeling, or repair of any building, structure, or other public work, as well
21 as the materials and supplies physically incorporated therein.

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* * *

Sec. 17. 24 V.S.A. § 140 is added to read:

§ 140. SHORT TERM RENTAL MUNICIPAL TAXING AUTHORITY

If the legislative body of a municipality by a majority vote recommends, the voters of a municipality may, at an annual or special meeting warned for that purpose, by a majority vote of those present and voting, assess a one percent tax on short-term rentals as that term is defined in 24 V.S.A. § 2291.

* * * Landlord Certificate * * *

Sec. 18. REPEAL; ACT 181 PROSPECTIVE LANDLORD CERTIFICATE

CHANGES

2024 Acts and Resolves No. 181, Secs. 98 and 114(5) are repealed on passage.

Sec. 19. 32 V.S.A. § 6069 is amended to read:

§ 6069. LANDLORD CERTIFICATE

* * *

(b) The owner of each rental property shall, on or before January 31 of each year, furnish a certificate of rent to the Department of Taxes.

(c) A certificate under this section shall be in a form prescribed by the Commissioner and shall include the following:

(1) the name of the each renter;

(2) the address and any property tax parcel identification number of

1 ~~the homestead, the information required under subsection (f) of this section,~~
2 ~~the School Property Account Number of the rental property;~~

3 ~~(3) the name of the owner or landlord of the rental property;~~

4 ~~(4) the phone number, e-mail address, and mailing address of the~~
5 ~~owner or landlord of the rental property, as available;~~

6 ~~(5) the type or types of rental units on the rental property;~~

7 ~~(6) the number of rental units on the rental property;~~

8 ~~(7) the number of ADA-accessible units on the rental property; and~~

9 ~~(8) any additional information that the Commissioner determines is~~
10 ~~appropriate.~~

11 * * *

12 ~~(f) Annually on or before October 31, the Department shall prepare and~~
13 ~~make available to a member of the public upon request a database in the form of~~
14 ~~a sortable spreadsheet that contains the following information for each rental unit~~
15 ~~for which the Department received a certificate pursuant to this section:~~

16 ~~(1) name of owner or landlord;~~

17 ~~(2) mailing address of landlord;~~

18 ~~(3) location of rental unit;~~

19 ~~(4) type of rental unit;~~

20 ~~(5) number of units in building; and~~

21 ~~(6) School Property Account Number. Annually on or before December~~

1 15, the Department shall submit a report on the aggregated data collected under
2 this section to the House Committee on General and Housing and the Senate
3 Committee on Economic Development, Housing and General Affairs.

4 **Sec. 20. EFFECTIVE DATES; LANDLORD CERTIFICATE**

5 This section and Secs. [] (repeal; Act 181 prospective landlord certificate
6 changes) and [] 32 V.S.A. § 6069 (landlord certificate) shall take effect on
7 passage. Sec. [] 32 V.S.A. § 6069 (landlord certificate) shall apply beginning
8 with landlord certificates required to be filed on January 31, 2026 for
9 reporting periods beginning on and after January 1, 2025. The first legislative
10 report under 32 V.S.A. § 6069(f) (aggregate landlord certificate data
11 reporting) shall be required on or before December 15, 2026.

12 * * * VHFA Off-Site Construction * * *

13 **Sec. 21. VHFA OFF SITE CONSTRUCTION REPORT**

14 (a) The sum of \$250,000.00 is appropriated from the General Fund in fiscal
15 year 2026 to the Department of Housing and Community Development granted
16 to the Vermont Housing Finance Agency to further develop recommendations
17 from the 2025 “Opportunities to Utilize Off-Site Construction to Meet
18 Vermont’s Housing, Workforce and Climate Goals” report. The Vermont
19 Housing Finance Agency shall:

20 (1) identify and recommend a set of State policy objectives and
21 priorities related to off-site housing construction;

1 appropriated from the General Fund to the Department in fiscal year 2026 for
2 the purposes of funding these positions.

3 (b) The sum of \$300,000.00 is appropriated from the General Fund in fiscal
4 year 2026 for the purposes of funding two existing limited-service positions for
5 fiscal years 2026 and 2027. One limited-service position shall provide
6 technical assistance to municipalities, nonprofit organizations, and private
7 developers to aid in the development of infill and missing middle-income
8 housing through the Homes for All initiative. One limited-service position
9 shall coordinate funding to distribution amongst State entities and gather and
10 analyze housing data to ensure efficient use of funds.

11 **Sec. 23.** APPROPRIATIONS

12 The following shall be appropriated from the General Fund in fiscal year
13 2026:

14 (1) The sum of \$27,000,000.00 to the Vermont Housing and
15 Conservation Board for the following purposes:

16 (A) the sum of \$25,000,000.00 to provide support and enhance
17 capacity for the production and preservation of affordable mixed-income rental
18 housing and homeownership units, including improvements to manufactured
19 homes and communities, permanent homes and emergency shelter for those
20 experiencing homelessness, recovery residences, and housing available to farm

1 workers, refugees, and individuals who are eligible to receive Medicaid-funded
2 home- and community-based services; and

3 (B) the sum of \$2,000,000.00 to implement the Resident Services
4 Program established in Sec. 88 of 2024 Acts and Resolves 181.

5 (2) The sum of \$35,535,000.00 to the Department of Housing and
6 Community Development for the following purposes:

7 (A) \$20,000,000.00 granted to the Vermont Housing Finance Agency
8 to continue implementation of the Middle-Income Homeownership
9 Development Program and the Rental Housing Revolving Loan Fund;

10 (B) \$15,000,000.00 granted to the Vermont Bond Bank to implement
11 the Vermont Infrastructure Sustainability Fund;

12 (C) \$300,000.00 granted to the five NeighborWorks America
13 affiliated HomeOwnership Centers for the purpose of providing homebuyer
14 education, financial literacy counseling, and foreclosure prevention programs;
15 and

16 (D) \$235,000.00 granted to Homeshare Vermont for the purpose of
17 funding case management positions and an intake coordinator.

18 (3) The sum of \$400,000.00 to the Agency of Human Services to grant
19 to Cathedral Square to continue the Support and Services at Home (SASH) for
20 All pilot program.

1 (4) The sum of \$373,000.00 to the Vermont State Colleges System for
2 the purpose of supporting the creation of new apprenticeships, curriculum
3 development, employer partnerships, and faculty training in the field of
4 heating, ventilation, and air conditioning. The Vermont State Colleges System
5 shall, on or before January 31, 2027, issue a report to the House Committee on
6 General and Housing and the Senate Committee on Economic Development,
7 Housing, and General Affairs describing how the funds appropriated pursuant
8 to this section have been spent, how any remaining funds appropriated
9 pursuant to this section will be spent, and how the creation of these new
10 programs have improved workforce development issues in the State.

11 (5) The sum of **\$448,500.00** to the Department of Labor to grant to the
12 **Associated General Contractors of Vermont** for the purpose of promoting and
13 expanding their training and certification programs specific to construction and
14 the building trades. **The Associated General Contractors of Vermont** shall, on
15 or before January 31, 2027, issue a report to the House Committee on General
16 and Housing and the Senate Committee on Economic Development, Housing
17 and General Affairs describing how the funds appropriated pursuant to this
18 section have been spent, how any remaining funds appropriated pursuant to
19 this section will be spent, and how the expansion of their programs have
20 improved workforce development issues in the State.

21 **Sec. 24.** EFFECTIVE DATE

1 This act shall take effect on July 1, 2025.

DRAFT