

**Side-by-Side Comparison**  
S.127 APBH, H.479 APBS, Senate Proposal  
Remaining Items / Excluding CHIP

S.127 as Passed by House	H.479 as Passed by Senate	Senate Proposal
<p><b>Sec. 3.</b></p> <p>§ 4686. VERMONT INFRASTRUCTURE SUSTAINABILITY FUND</p> <p><u>(a) Creation. There is created the Vermont Infrastructure Sustainability Fund within the Vermont Bond Bank.</u></p> <p><u>(b) Purpose. The purpose of the Fund is to provide capital to extend and increase capacity of water and sewer service and other public infrastructure in municipalities where lack of extension or capacity is a barrier to housing development.</u></p> <p><u>(c) Administration. The Vermont Bond Bank may administer the Fund in coordination with and support from other State agencies, government component parts, and quasi-governmental agencies.</u></p> <p><u>(d) Program parameters.</u></p> <p><u>(1) The Vermont Bond Bank, in consultation with the Department of Housing and Community Development, shall develop program guidelines to effectively implement the Fund.</u></p> <p><u>(2) The program shall provide low-interest loans or purchase bonds from</u></p>	<p><b>Sec. 3.</b></p> <p>§ 4686. VERMONT INFRASTRUCTURE SUSTAINABILITY FUND</p> <p><u>(a) Creation. There is created the Vermont Infrastructure Sustainability Fund within the Vermont Bond Bank.</u></p> <p><u>(b) Purpose. The purpose of the Fund is to provide capital to extend and increase capacity of water and sewer service and other public infrastructure in municipalities where lack of extension or capacity is a barrier to housing development.</u></p> <p><u>(c) Administration. The Vermont Bond Bank may administer the Fund in coordination with and support from other State agencies, government component parts, and quasi-governmental agencies.</u></p> <p><u>(d) Program parameters.</u></p> <p><u>(1) The Vermont Bond Bank, in consultation with the Department of Housing and Community Development, shall develop program guidelines to effectively implement the Fund.</u></p> <p><u>(2) The program shall provide low-interest loans or purchase bonds from</u></p>	<p>§ 4686. VERMONT INFRASTRUCTURE SUSTAINABILITY FUND</p>

<p><u>municipalities to expand infrastructure capacity. Eligible activities include:</u></p> <p><u>(A) preliminary engineering and planning;</u></p> <p><u>(B) engineering design and bid specifications;</u></p> <p><u>(C) construction for municipal water and wastewater systems;</u></p> <p><u>(D) transportation investments, including those required by municipal regulation, the municipality's official map, designation requirements, or other planning or engineering identifying complete streets and transportation and transit related improvements, including improvements to existing streets; and</u></p> <p><u>(E) other eligible activities as determined by the guidelines produced by the Vermont Bond Bank in consultation with the Department of Housing and Community Development.</u></p> <p><u>(e) Application requirements. Eligible project applications shall demonstrate:</u></p> <p><u>(1) the project will create reserve capacity necessary for new housing unit development;</u></p> <p><u>(2) the project has a direct link to housing unit production; and</u></p> <p><u>(3) the municipality has a commitment to own and operate the project throughout its useful life.</u></p>	<p><u>municipalities to expand infrastructure capacity. Eligible activities include:</u></p> <p><u>(A) preliminary engineering and planning;</u></p> <p><u>(B) engineering design and bid specifications;</u></p> <p><u>(C) construction for municipal water and wastewater systems;</u></p> <p><u>(D) transportation investments, including those required by municipal regulation, the municipality's official map, designation requirements, or other planning or engineering identifying complete streets and transportation and transit related improvements, including improvements to existing streets; and</u></p> <p><u>(E) other eligible activities as determined by the guidelines produced by the Vermont Bond Bank in consultation with the Department of Housing and Community Development.</u></p> <p><u>(e) Application requirements. Eligible project applications shall demonstrate:</u></p> <p><u>(1) the project will create reserve capacity necessary for new housing unit development;</u></p> <p><u>(2) the project has a direct link to housing unit production; and</u></p> <p><u>(3) the municipality has a commitment to own and operate the project throughout its useful life.</u></p>	
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<p><u>(f) Application criteria. In addition to any criteria developed in the program guidelines, project applications shall be evaluated using the following criteria:</u></p> <p><u>(1) whether there is a direct connection to proposed or in-progress housing development with demonstrable progress toward regional housing targets;</u></p> <p><u>(2) whether the project is an expansion of an existing system;</u></p> <p><u>(3) the proximity to a designated area;</u></p> <p><u>(4) the project readiness and estimated time until the need for financing;</u></p> <p><u>(5) the demonstration of financing for project completion or completion of a project component; and</u></p> <p><u>(6) the relative need and capacity of the community.</u></p> <p><u>(g) Award terms. The Vermont Bond Bank, in consultation with the Department of Housing and Community Development, shall establish award terms that may include:</u></p> <p><u>(1) the maximum loan or bond amount;</u></p> <p><u>(2) the maximum term of the loan or bond amount;</u></p> <p><u>(3) the time by which amortization shall commence;</u></p> <p><u>(4) the maximum interest rate;</u></p> <p><u>(5) whether the loan is eligible for forgiveness and to what percentage or amount;</u></p>	<p><u>(f) Application criteria. In addition to any criteria developed in the program guidelines, project applications shall be evaluated using the following criteria:</u></p> <p><u>(1) whether there is a direct connection to proposed or in-progress housing development with demonstrable progress toward regional housing targets;</u></p> <p><u>(2) whether the project is an expansion of an existing system and the proximity to a designated area;</u></p> <p><u>(3) the project readiness and estimated time until the need for financing; and</u></p> <p><u>(4) the demonstration of financing for project completion or completion of a project component.</u></p> <p><u>(g) Award terms. The Vermont Bond Bank, in consultation with the Department of Housing and Community Development, shall establish award terms that may include:</u></p> <p><u>(1) the maximum loan or bond amount;</u></p> <p><u>(2) the maximum term of the loan or bond amount;</u></p> <p><u>(3) the time by which amortization shall commence;</u></p> <p><u>(4) the maximum interest rate;</u></p> <p><u>(5) whether the loan is eligible for forgiveness and to what percentage or amount;</u></p>	<p><u>(6) the relative need of the community per the housing targets established by the Department of Housing and Community Development.</u></p>
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<p><u>(6) the necessary security for the loan or bond; and</u></p> <p><u>(7) any additional covenants required to further secure the loan or bond.</u></p> <p><u>(h) Revolving fund.</u></p> <p><u>(1) Any funds repaid or returned from the Infrastructure Sustainability Fund shall be deposited into the Fund and used to continue the program established in this section.</u></p> <p><u>(2) The Bank may use the funds in conjunction with other Bank programs to accomplish the policy objectives outlined in this section.</u></p>	<p><u>(6) the necessary security for the loan or bond; and</u></p> <p><u>(7) any additional covenants required to further secure the loan or bond.</u></p> <p><u>(h) Revolving fund.</u></p> <p><u>(1) Any funds repaid or returned from the Infrastructure Sustainability Fund shall be deposited into the Fund and used to continue the program established in this section.</u></p> <p><u>(2) The Bank may use the funds in conjunction with other Bank programs to accomplish the policy objectives outlined in this section.</u></p>	
<p><b>Sec. 5.</b></p> <p>RESIDENTIAL UNIVERSAL DESIGN STANDARDS; STUDY COMMITTEE; REPORT</p> <p><u>(a) Creation. There is created the Residential Universal Design Study Committee to explore implementation of statewide universal design standards for all residential buildings.</u></p> <p><u>(b) Membership. The Committee shall be composed of the following members with preference for appointment of members with lived experience:</u></p> <p><u>(1) one member of the House of Representatives, who shall be appointed by the Speaker of the House;</u></p>	<p>&lt;----- Not in H.479 proposal</p>	

<p><u>(2) one member of the Senate, who shall be appointed by the Committee on Committees;</u></p> <p><u>(3) one member, appointed by the Vermont Builders and Remodelers Association;</u></p> <p><u>(4) one member, appointed by the Vermont Chapter of the American Institute of Architects;</u></p> <p><u>(5) the Director of Fire Safety or designee;</u></p> <p><u>(6) one member of the Vermont Access Board, appointed by the Chair;</u></p> <p><u>(7) one member, appointed by the Vermont Housing Finance Agency;</u></p> <p><u>(8) one member, appointed by the Vermont Housing and Conservation Board;</u></p> <p><u>(9) one member, appointed by the Vermont Center for Independent Living;</u></p> <p><u>(10) one member, appointed by the Vermont Developmental Disabilities Council;</u></p> <p><u>(11) the Commissioner of Housing and Community Development or designee;</u></p> <p><u>(12) one member, appointed by the Vermont Leagues of Cities and Towns;</u></p> <p><u>(13) one member, appointed by the Vermont Assessors and Listers Association;</u></p> <p><u>(14) one member, appointed by the Vermont Association of Realtors;</u></p> <p><u>(15) the Commissioner of Disabilities, Aging and Independent Living or designee;</u></p> <p><u>(16) one member, appointed by ADA Inspections Nationwide, LLC; and</u></p>		
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<p><u>(17) one member, appointed by the Associated General Contractors of Vermont.</u></p> <p><u>(c) Powers and duties. The Committee shall study the development and implementation of statewide universal design standards for residential buildings, including identification and analysis of the following issues:</u></p> <p><u>(1) existing federal and state laws regarding the Americans with Disabilities Act, 42 U.S.C. §§ 12101–12213, standards and building codes;</u></p> <p><u>(2) existing federal, state, and international best practices and standards addressing accessibility and adaptability characteristics of single-family and multiunit buildings;</u></p> <p><u>(3) opportunities and challenges for supporting the residential building industry in meeting universal design standards, including considerations of workforce education and training;</u></p> <p><u>(4) cost benefits and impacts of adopting a universal design standard for residential buildings;</u></p> <p><u>(5) opportunities and challenges with enforcement of identified standards; and</u></p> <p><u>(6) impacts to the valuation and financing of impacted buildings.</u></p> <p><u>(d) Assistance. The Committee shall have the administrative, technical, and legal</u></p>		
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<p><u>assistance of the Department of Housing and Community Development.</u></p> <p><u>(e) Report. On or before November 1, 2025, the Committee shall submit a written report to the House Committee on General and Housing and the Senate Committee on Economic Development, Housing and General Affairs with its findings and any recommendations for legislative action.</u></p> <p><u>(f) Meetings.</u></p> <p><u>(1) The member of the House of Representatives shall call the first meeting of the Committee to occur on or before June 1, 2025.</u></p> <p><u>(2) The Committee shall select a chair from among its members at the first meeting.</u></p> <p><u>(3) A majority of the membership shall constitute a quorum.</u></p> <p><u>(4) The Committee shall cease to exist on December 1, 2025.</u></p> <p><u>(g)(1) Compensation and reimbursement. For attendance at meetings during adjournment of the General Assembly, a legislative member of the Committee serving in the member's capacity as a legislator shall be entitled to per diem compensation and reimbursement of expenses pursuant to 2 V.S.A. § 23 for not more than six meetings. These payments shall be made from monies appropriated to the General Assembly.</u></p> <p><u>(2) Members of the Committee who are not otherwise compensated for their time</u></p>		
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<p><u>shall be entitled to per diem compensation as permitted under 32 V.S.A. § 1010 for not more than six meetings. These payments shall be made from monies appropriated to the Department of Housing and Community Development for that purpose.</u></p> <p><u>(h) Intent to appropriate. Notwithstanding subdivision (g)(2) of this section, per diems for the cost of attending meetings shall only be available in the event an appropriation is made in fiscal year 2026 from the General Fund to the Department of Housing and Community Development for that purpose.</u></p>		
<p><b>Sec. 11.</b></p> <p>§ 4456a. RESIDENTIAL RENTAL APPLICATION FEES; <del>PROHIBITED</del></p> <p><u>(a)</u> A landlord or a landlord's agent shall not charge an application fee to any individual in order to apply to enter into a rental agreement for a residential dwelling unit. This <del>section</del> <u>subsection</u> shall not be construed to prohibit a person from charging a fee to a person in order to apply to rent commercial or nonresidential property.</p>	<p><b>Sec. 10.</b></p> <p>§ 4456a. RESIDENTIAL RENTAL APPLICATION FEES; <del>PROHIBITED</del></p> <p><u>(a)</u> A landlord or a landlord's agent shall not charge an application fee to any individual in order to apply to enter into a rental agreement for a residential dwelling unit. This <del>section</del> <u>subsection</u> shall not be construed to prohibit a person from charging a fee to a person in order to apply to rent commercial or nonresidential property.</p>	<p>§ 4456a. RESIDENTIAL RENTAL APPLICATION FEES; <del>PROHIBITED</del></p> <p><u>(a)</u> A landlord or a landlord's agent shall not charge an application fee to any individual in order to apply to enter into a rental agreement for a residential dwelling unit. This <del>section</del> <u>subsection</u> shall not be construed to prohibit a person from charging a fee to a person in order to apply to rent commercial or nonresidential property.</p>



<p><u>(b)(1) In order to conduct a background or credit check, a landlord shall accept any of the following:</u></p> <p><u>(A) an original or a copy of any unexpired form of government-issued identification;</u></p> <p><u>(B) an Individual Taxpayer Identification Number; or</u></p> <p><u>(C) a Social Security number.</u></p> <p><u>(2) A residential rental application shall inform an applicant that the applicant may provide any of the above forms of identification in order to conduct a background or credit check.</u></p>	<p><u>(b)(1) In order to conduct a background or credit check, a landlord may request a Social Security number from a residential rental applicant.</u></p> <p><u>(2) In the event an applicant does not have a Social Security number, a landlord shall accept one of the following:</u></p> <p><u>(A) an original or a copy of any unexpired form of government-issued identification; or</u></p> <p><u>(B) an Individual Taxpayer Identification Number.</u></p>	<p><u>(b)(1) In order to conduct a background or credit check, a landlord shall accept any of the following:</u></p> <p><u>(A) an original or a copy of any unexpired form of government-issued identification;</u></p> <p><u>(B) an Individual Taxpayer Identification Number; or</u></p> <p><u>(C) a Social Security number.</u></p> <p><u>(2) A landlord shall not require a Social Security number for the completion of a residential rental application or refuse to accept an application due to the lack of a Social Security number.</u></p>
<p><b>Sec. 15.</b></p> <p>§ 8502. DEFINITIONS</p> <p>As used in this chapter:</p> <p style="text-align: center;">* * *</p> <p>(7) “Person aggrieved” means a person who alleges an injury to a particularized interest protected by the provisions of law listed in section 8503 of this title, attributable to an act or decision by a district coordinator, District Commission, the Secretary, <u>an appropriate municipal panel</u>, or the Environmental Division that can be redressed by the Environmental Division or the Supreme Court.</p> <p style="text-align: center;">* * *</p>	<p>&lt;----- Not in H.479 proposal</p>	

<p><b>Sec. 16.</b></p> <p>§ 8504. APPEALS TO THE ENVIRONMENTAL DIVISION</p> <p style="text-align: center;">* * *</p> <p>(b) Planning and zoning chapter appeals.</p> <p>(1) Within 30 days of the date of the act or decision, an interested person, as defined in 24 V.S.A. § 4465, <u>or a person aggrieved</u>, who has participated as defined in 24 V.S.A. § 4471 in the municipal regulatory proceeding under that chapter may appeal to the Environmental Division an act or decision made under that chapter by a board of adjustment, a planning commission, or a development review board; provided, however, that decisions of a development review board under 24 V.S.A. § 4420 with respect to local Act 250 review of municipal impacts are not subject to appeal but shall serve as presumptions under chapter 151 of this title.</p> <p style="text-align: center;">* * *</p> <p>(h) De novo hearing. The Environmental Division, applying the substantive standards that were applicable before the tribunal appealed from, shall hold a de novo hearing on those issues that have been appealed; <del>except</del>. <u>For a municipal land use permit application for a housing development, if the appeal is of a denial, the Environmental Division shall determine if the application is</u></p>	<p>&lt;----- Not in H.479 proposal</p>	
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consistent with the municipal bylaw or land use regulation that directly affects the property or if the appeal is of an approval, if the application is inconsistent with the municipal bylaw or land use regulation that directly affects the property. It shall not be de novo in the case of:

(1) a decision being appealed on the record pursuant to 24 V.S.A. chapter 117; or

(2) a decision of the Commissioner of Forests, Parks and Recreation under section 2625 of this title being appealed on the record, in which case the court shall affirm the decision, unless it finds that the Commissioner did not have reasonable grounds on which to base the decision.

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(k) Limitations on appeals.

Notwithstanding any other provision of this section:

(1) there shall be no appeal from a District Commission decision when the Commission has issued a permit and no hearing was requested or held, or no motion to alter was filed following the issuance of an administrative amendment;

(2) a municipal decision regarding whether a particular application qualifies for a recorded hearing under 24 V.S.A. § 4471(b) shall not be subject to appeal;

(3) if a District Commission issues a partial decision under subsection 6086(b) of this title, any appeal of that decision must be

<p>taken within 30 days following the date of that decision; <del>and</del></p> <p>(4) it shall be the goal of the Environmental Division to issue a decision on a case regarding an appeal of an appropriate municipal panel decision under 24 V.S.A. chapter 117 within 90 days following the close of the hearing; <u>and</u></p> <p><u>(5) except for cases the court considers of greater importance, appeals of an appropriate municipal panel decision under 24 V.S.A. chapter 117 involving housing development take precedence on the docket over other cases and shall be assigned for hearing and trial or for argument accordingly.</u></p> <p style="text-align: center;">* * *</p>		
<p><b>Sec. 17.</b></p> <p>§ 4465. APPEALS OF DECISIONS OF THE ADMINISTRATIVE OFFICER</p> <p style="text-align: center;">* * *</p> <p>(b) As used in this chapter, an “interested person” means any one of the following:</p> <p>(1) A person owning title to property, or a municipality or solid waste management district empowered to condemn it or an interest in it, affected by a bylaw, who alleges that the bylaw imposes on the property unreasonable or inappropriate restrictions of present or potential use under the particular circumstances of the case.</p>	<p>&lt;----- Not in H.479 proposal</p>	

<p>(2) The municipality that has a plan or a bylaw at issue in an appeal brought under this chapter or any municipality that adjoins that municipality.</p> <p>(3) <del>A person owning or occupying property in the immediate neighborhood of a property that is the subject of any decision or act taken under this chapter, who can demonstrate a physical or environmental impact on the person's interest under the criteria reviewed, and who alleges that the decision or act, if confirmed, will not be in accord with the policies, purposes, or terms of the plan or bylaw of that municipality.</del></p> <p>(4) <del>Any 20 persons who may be any combination of voters, residents, or real property owners within a municipality listed in subdivision (2) of this subsection who, by signed petition to the appropriate municipal panel of a municipality, the plan or a bylaw of which is at issue in any appeal brought under this title, allege that any relief requested by a person under this title, if granted, will not be in accord with the policies, purposes, or terms of the plan or bylaw of that municipality. This petition to the appropriate municipal panel must designate one person to serve as the representative of the petitioners regarding all matters related to the appeal. For purposes of this subdivision, an appeal shall not include the character of the area affected if the</del></p>		
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<p><del>project has a residential component that includes affordable housing.</del></p> <p>(5) Any department and administrative subdivision of this State owning property or any interest in property within a municipality listed in subdivision (2) of this subsection, and the Agency of Commerce and Community Development of this State.</p> <p style="text-align: center;">* * *</p>		
<p><b>Sec. 18.</b></p> <p>§ 4441. PREPARATION OF BYLAWS AND REGULATORY TOOLS; AMENDMENT OR REPEAL</p> <p style="text-align: center;">* * *</p> <p><u>(i) Notwithstanding this section and any other law to the contrary, for bylaw amendments that are required to comply with amendments to this chapter, no hearings are required to be held on the bylaw amendments.</u></p>	<p>&lt;----- Not in H.479 proposal</p>	