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Land Use Review Board / Act 250

Annual Report

Calendar Year 2024

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Vermont Land Use Review Board / Act 250

The Land Use Review Board (prior to January 1, 2025, known as the Natural Resources Board) ("Board") is an independent entity in the executive branch of Vermont state government whose primary function is to administer Act 250 (10 V.S.A. Chapter 151.) There are 34 full-time employee positions and about 70 citizen volunteers serving as [commissioners](#) that support the work of the Board's central and district offices.

The Board consists of five full-time members. Board members are appointed by the Governor after review and approval by the Land Use Review Board Nominating Committee. The initial appointments are for staggered terms of one year, two years, three years, four years, and five years. Following the initial appointments, the members will be appointed for terms of five years. All Board members must reside in separate counties.

The Board's primary function is to administer Act 250, Vermont's land use and development law. The Board also promulgates rules, participates in appeals, and issues enforcement actions in response to Act 250 violations. The Board's staff serve nine district commissions from five district offices. District staff are responsible for issuing jurisdictional determinations and guiding applicants, the public, and district commissions through the application review process. The district commissions sit as three-member quasi-judicial bodies to review Act 250 applications against 32 statutory criteria. The commissions issue permit decisions based on application materials and other filings if no hearing is requested, and hold contested case hearings when facts are disputed or unclear.

The Board's district coordinators, administrative staff, and attorneys support the Board and the commissions in their work. The attorneys assist the Board, district commissions and coordinators with procedural and substantive issues that arise in Act 250 proceedings, including legal counsel, research, and document drafting. The Board participates as a party to Act 250 appeals before the Superior Court, Environmental Division.

Value Added by the Act 250 Program

Generations of Vermonters have valued Act 250's role in protecting Vermont's unique character. Act 250 provides a comprehensive process for reviewing proposed projects that brings together input from numerous state agencies including the Agencies of Natural Resources (ANR); Agriculture, Food and Markets (AAFM); Transportation (VTrans); and Commerce and Community Development (ACCD), as well as regional planning and municipal officials. Final land use permits incorporate this input and provide an integrated framework for protecting the environment and Vermonters' quality of life, including critical elements that might not otherwise be afforded protection. Here are a few examples:

Habitat

As a participant in the Act 250 process, ANR often provides comments on the potential habitat impacts of proposed projects. District commissions regularly utilize this input to craft land use permit conditions to protect habitat for a diverse array of species, ranging from rare plants to white-tailed deer to the state endangered northern long-eared bat. This level of critical habitat protection may not be provided voluntarily, through independent ANR permitting, or through municipal review alone.

Farmland

In coordination with state agriculture authorities, district commissions work to ensure that the state's best farmland is conserved for the future of Vermont's farm economy. Since its inception, Act 250 has directly

preserved thousands of acres of farmland soils on permitted project sites via land use permit conditions. In areas where preserving prime farmland on or near a project site is impractical, Act 250 commissions assess mitigation fees, payable by developers to the Vermont Housing and Conservation Board (VHCB). In this way, since 1996, Act 250 permitting has provided over \$7,000,000 to VHCB to help leverage the purchase of permanent conservation easements over more than 33,400 acres of working farmland across Vermont.

Rivers and Streams

Through Act 250 permit conditions and with input from the Vermont Fish & Wildlife Department, protective buffers to rivers and streams have been created increasing bank stability and flood resilience, while safeguarding downstream water quality for fishing, swimming, and aquatic life in our cherished lakes and waterways.

Infrastructure

Act 250 partners with VTrans to impose equitable fees on development to fund critical transportation infrastructure projects in the communities most impacted by development. This process ensures that no single project is on the hook for more than its fair share of the cost of new infrastructure, like traffic signals and road improvements, that keep nearby traffic flowing smoothly and safely without overburdening single project developers.

The following chart outlines a few of last year’s contributions to the Vermont landscape that resulted from projects going through the Act 250 permitting process.

Values Protected by Act 250 Permits: Calendar Year 2024

Total acres of Primary Agricultural Soils protected onsite by permit conditions	16.1 acres
Total Primary Agricultural Soil Mitigation Payments assessed	\$576,344
Total Traffic Mitigation Payments assessed	over \$245,979
Archeological sites addressed	12 permits
Historic structures addressed	10 permits
Wetlands and wetland buffers protected	91 permits
Riparian zones (river and stream buffers) protected	99 permits
Lake, pond, or large river buffers protected	1 permit
Protection of drinking water Source Protection Areas addressed	33 permits
Habitat areas addressed	53 permits
Noise limitation conditions	189 permits
Quarry or gravel pit reclamation conditions	11 permits

Act 250 Applications and Decisions

Applications “Deemed Complete”

An application is "deemed complete" on the date upon which a district coordinator deems the application to be both technically and administratively complete. Applications that are not sufficiently complete for a commission to review under the statute are returned to applicants with a clear outline of information that is missing or in need of clarification. Until an application is deemed complete, it is not presented to the

district commission for review. This critical determination allows an application to move forward for review by the citizen-based district commission.

Among the nine district commissions:

- **352** permit applications were deemed complete in CY 2024.
- **363** permit application-related decisions were issued in CY 2024.

Applications Deemed Complete per Year

Application Type	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Major (hearing required)	9	11	14	13	6
Minor-to-Major (hearing required)	n/r	n/r	n/r	6	5
Minor (no hearing)	191	248	218	221	229
Administrative Amendments	139	179	144	144	107
Undetermined	n/r	n/r	n/r	2	5
TOTALS	339	438	376	386	352

n/r: Not reported under this classification due to database limitations prior to 2023. Therefore, reported herein as minor applications because the applications were deemed complete as such.

Decisions Issued

Per the table below, of the 363 decisions issued in CY 2024, 107 (29%) were processed as administrative amendments, 239 (66%) as minor applications with no contested-case hearings, 6 (2%) as minor-to-major applications, and 11 (3%) as major applications. Major applications require a public hearing.

Application Decisions Issued per Year

Application type	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Major (hearing required)	14	14	21	15	11
Minor-to-Major (hearing required)	n/r	n/r	n/r	7	6
Minor (no hearing)	185	248	210	224	239
Administrative amendments	139	180	148	146	107
TOTALS	338	442	379	392	363

Data presented: only applications for which permits, findings, or permit denials were issued in the calendar year presented. n/r: Not reported under this classification due to database limitations prior to 2023. Therefore, reported herein as major applications because the decisions were eventually issued as such.

Application Denials

Of the 363 application decisions issued in CY 2024, only one permit was denied.

Permit Application Processing Performance Standards

Statutory and internal performance standards guide the performance of the district staff and commissions. Average CY 2024 performance is listed below compared to the previous four years of data.

Performance Standards: Comparison with Prior Years in Average Calendar Days¹

Category	Standard	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
All applications: Days of initial application completeness review (internal standard)	10 days	5 days ²	9 days	19 days	13 days	11 days
Minor applications: Days to issue after end of comment period or last item received (internal standard)	14 days	4 days ³	3 days	2 days	1 day	9 days
Major applications: Days to issue after adjournment (Act 250 Rule standard)	20 days	1 day	4 days	18 days	2 days	1 day
Major applications: Days from deemed complete to pre-hearing or hearing (statutory standard)	40 days	40 days ⁴	59 days	78 days	61 days	72 days
Minor-to-Major applications: Days from end of comment period to pre-hearing or hearing (statutory standard)	20 days	19 days ⁴	78 days	104 days	35 days	74 days

¹ Figures do not include time periods for decisions on motions to alter, decisions remanded from the court, corrections made to permits to clarify simple errors, formal abandonment proceedings, or application withdrawal proceedings for permit applications that had been inactive for years. Specifics on the omissions are available upon request.

² From 2009 through 2020, this performance standard was 7 days.

³ From 2009 through 2020, this performance standard was 10 days.

⁴ Figures do not include one application that followed the minor-to-major review process because that decision was issued without a hearing.

Performance Standards: Ranges and Averages for CY 2024

Category	Standard	Range		Average
		Minimum	Maximum	
All applications: Days of initial application completeness review (internal standard)	10 days	0 days	108 days	11 days
Minor applications: Days to issue after end of comment period or last item received (internal standard)	14 days	0 days	968 days	9 days
Major applications: Days to issue after adjournment (Act 250 Rule standard)	20 days	0 days	7 days	1 day
Major applications: Days from deemed complete to pre-hearing or hearing (statutory standard)	40 days	29 days	230 days	72 days

Category	Standard	Range		Average
		Minimum	Maximum	
Minor-to-Major applications: Days from end of comment period to pre-hearing or hearing (statutory standard)	20 days	22 days	188 days	74 days

Average Days from Deemed Complete to Decision Issued per Year per Application Type

Application type	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Major (hearing required)	205	296	362	264	472
Minor-to-Major (hearing required)	n/r	n/r	n/r	336	171
Minor (no hearing)	88	100	98	103	118
Administrative amendments	8	15	7	6	3

Data presented: only applications for which permits, findings, or permit denials were issued in the calendar year presented. n/r: Not reported under this classification due to past database limitations prior to 2023. Therefore, reported herein as major applications because the decisions were eventually issued as such.

Note: The application processing times reported above include time spent by applicants obtaining certain permits from other state agencies that are used to document compliance with several Act 250 criteria. This time can vary from several weeks to several months, and on occasion, a year or more. The Board has broken down processing times by type of application review process [administrative amendment, minor review, major review, and applications that started as a minor review, but later went to hearing (major review)]. These figures do not include processing times for altered, remanded, corrected, or withdrawn permits.

Days from Deemed Complete to Decision Issued per Year per Application Type for CY 2024

Application type	Range		Average
	Minimum	Maximum	
Major (hearing required)	98	1751	472
Minor-to-Major (hearing required)	54	242	171
Minor (no hearing)	11	3076	118
Administrative amendments	0	25	3

Jurisdictional Opinions

Act 250 authorizes district coordinators to issue jurisdictional opinions (JOs). JOs are written statements that serve as the official determination of whether an activity requires an Act 250 permit. Any person may request a JO from a coordinator in the district where the proposed project is located. An increase in the number of JOs requested over the reporting period results from a change to the State's environmental assistance program operated by the Agency of Natural Resources (Permit Navigator) and the increase in American Rescue Plan Act (ARPA)-funded projects requiring Act 250 JOs.

JO Decisions Issued per Year

	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Issued JOs	30	67	138	227	267

Data presented: These figures do not include altered, corrected, reconsidered, dismissed, or withdrawn JOs.

Performance Improvement

Resources Required for Effective Performance

To be effective, the Act 250 process must be responsive to the needs of all participants in the program—applicants, parties, the public, and staff. Effective performance requires continuous review and improvement in the following areas:

- adequate staffing of staff positions and district commissions;
- up-to-date resources (rules and guidance);
- training opportunities for internal and external stakeholders;
- efficient and accessible document management; and
- clear guidance and direction.

Staffing

The Board has two district coordinator positions funded exclusively by the American Rescue Plan Act (APRA) and State Fiscal Recovery (SFR) funds. **The funds for these critical positions will expire as of December 31, 2025**, unless the Legislature approves additional appropriations beyond the Governor’s recommended budget.

These positions have been and will continue to be of critical importance to the Board’s operations for several important reasons. First, ARPA funded projects, including critical municipal infrastructure necessary to support the State’s housing goals, will still require permitting assistance beyond 2026. The Board is tracking over 500 projects in various stages of jurisdiction and permitting determinations. Similarly, since the shift away from permit specialists at the ANR, the number of jurisdictional opinions issued at the district level has increased dramatically (see table on page 7). Jurisdictional opinions provide the public with definitive answers to questions about interim housing exemptions and other aspects of jurisdiction. Additionally, full staffing across districts is important to support the public. The 2023 [Necessary Updates to Act 250](#) report recommended the permanent retention of these positions to ensure that all districts are adequately staffed. Not all districts have a dedicated district coordinator, and the additional support provided by these ARPA-funded positions has been a major benefit to the program. These positions have been deployed as needed throughout the state to address fluctuations in application workload and staffing. This flexibility ensures that projects move forward consistently and as efficiently as possible. Lastly, these positions make a real difference to applicants. Over the past two years, applicants have expressed significant appreciation for the impact that these positions have had on improving the application process. Current applicants have raised concerns to the Board about delays that could result if these positions are not funded.

In other staffing news, 2024 saw the retirement of an Act 250 district technician who had served the program for 30 years in the District 5, 6, and 9 offices. The Board has hired a new technician who will work in District 5. The technician responsibilities for Districts 6 and 9 will be assumed by the two existing District 4 technicians.

Act 181: “An act relating to community resilience and biodiversity protection through land use”

In 2023, under the directives of [Act 182](#) and [Act 47](#), the Board completed a study that resulted in a consensus report entitled, [Natural Resources Board, Necessary Updates to Act 250](#). During the 2024 Legislative Session, the General Assembly enacted [Act 181, An act relating to community resilience and biodiversity protection through land use](#). The legislation enacted many of the changes recommended in the [Necessary Updates](#) report, and modified Act 250 significantly in the following ways:

- Established a purpose statement for Act 250.
- Renamed the Natural Resources Board the Land Use Review Board.
- Established a five-member full-time paid professional Board.
- Established Board authority to review and approve all regional plans.
- Established a timeline for implementing tiered, location-based Act 250 jurisdiction.
- Created a new Act 250 criterion to prevent fragmentation of forest blocks and habitat connectors.
- Established new jurisdictional exemptions for housing development in or near designated areas.
- Required rulemaking for a new jurisdictional trigger based on road construction designed to discourage landscape fragmentation.
- Required adoption of Tier 3 rulemaking identifying critical natural resources for protection.
- Established a process to increase jurisdiction in critical natural resource areas.
- Included mandates to establish procedural rules and guidance.
- Required studies and the preparation of reports on the following topics:
 - The permitting of wood product manufacturing facilities.
 - The anticipated loss of transportation impact fees.
 - Measures to increase the efficiency of municipal and land use permit appeals.
 - The effectiveness of tiered jurisdiction in addressing the fragmentation of rural and working landscapes.

The Act’s new jurisdictional thresholds and additional reporting requirements are to be phased in over the next four years. The Board’s expanded authority, jurisdictional changes, associated rulemaking, and the development of new administrative guidance and policy documents will require significant staff time and attention from the Board’s legal team, Executive Director, and State Coordinator. The Act appropriated funding for a new Staff Attorney position to assist with this work.

Training, Guidance, and Rulemaking

The Board organized and delivered numerous trainings in 2024. The Board trained a new Act 250 technician and held two half-day training sessions for new district commissioners. For the public, through a combination of online and in-person presentations, the Board presented over a dozen informational sessions about Act 181 and the Act 250 process. These trainings engaged regional planning commissions, municipal officials, economic development authorities, and Act 250 participants, including consultants and attorneys from throughout the state. In addition, the Board presented at ANR’s Municipal Day event, held staff meetings in June, July, and November, and held its annual meeting in October, which included training sessions for district commissioners and staff on Act 181, permit conditions that protect the public from unreasonable noise, and protecting habitat for threatened ground-nesting birds.

In 2024, the Board began updating outdated procedure and guidance documents to provide clarity to internal operations and external participation in the application review process. We also prepared new guidance documents in response to interim Act 250 housing jurisdiction exemptions passed by the Legislature. In addition, the Board deployed additional guidance and procedures to implement the Governor's 2023 and 2024 Severe Storm Executive Orders. These efforts facilitated emergency mineral extraction and asphalt plant operations to rebuild Vermont's flood-damaged roads and infrastructure.

In 2024, the Board continued a comprehensive review of its current rules, but did not commence the rulemaking process. The Board anticipates significant rulemaking activity over the coming years, based on its review and the legislative changes imposed by Act 181.

Environmental Justice

The Board participated in several meetings of the Interagency Environmental Justice Committee as authorized by 3 V.S.A. Ch. 72. The statute requires the Board to report all environmental justice and Title VI complaints it receives to the State's Environmental Justice Advisory Council on an annual basis. In furtherance of that requirement, the Board maintains a webpage that provides the public with information about what qualifies as a complaint and how to lodge one with the Board. The Board received one environmental justice /Title VI complaint during 2024 through the Board's complaint system. The Board investigated the complaint and ultimately the complaint was determined to be an unmeritorious enforcement complaint, not an environmental justice or Title VI concern.

Scanning Project

Through continued implementation of a 2021 SFR funding award, the Board continues to implement a project to digitize land use permit records in two of our nine Act 250 districts. The overall goals of this project are to make our land use permit records readily available to the public and staff, to permanently preserve our records, and over the long term, to reduce physical storage space for Board records. In 2024, the Board executed contracts with the Agency of Digital Services and a vendor to provide high-volume digitization services. Records digitization with the vendor commenced in early 2024. As of December 2024, a pilot project has been completed, and the project is in full production with a total of 90 bankers boxes scanned at a rate of approximately 8-10 boxes scanned per production week.

Records Management Project

From 2021 to 2023, the Board worked with the Vermont State Archives and Records Administration (VSARA) to establish a records management workgroup to define procedures for records management, retention, and disposition. To date, the Board has completed all necessary record schedules in collaboration with our partners at VSARA. In 2023 and 2024, the Board began the disposition of paper records pursuant to the approved records schedules. In 2025, the Board plans to continue this work and develop a records management policy to manage our digital records over the long-term. The overall goals of this project are to develop a consistent way to manage our records while fulfilling legal mandates, to permanently preserve our records, and to reduce our physical record storage space.

Board Special Fund

Permit Application Fees Collected

The Board is funded by a combination of General Funds and Special Funds generated by Act 250 application fees. The Board assesses permit application fees based on project construction costs, the

number of subdivided lots created, the volume of earth resources extracted, and a supplemental fee at a reduced rate for the review of master plans involving phased development. State and municipal projects are exempt from fees, and residential development in a state-designated Vermont Neighborhood or Neighborhood Development Area is charged no more than 50% of the fee otherwise assessed. By statute, a permit application fee may not exceed \$165,000.00. In FY 2024, the Board relied on Special Funds to cover 80% of its annual expenditures for personal service and operating costs, with the remaining 20% covered by General Funds.

Total permit application fees collected in the last five fiscal years are presented below:

FY 2020	\$1.878M
FY 2021	\$1.726M
FY 2022	\$2.689M
FY 2023	\$2.683M
FY 2024	\$1.757M

Certification of Actual Construction Cost Fees Collected

Following the completion of project construction, each permittee is required to file a form certifying actual construction costs (CACCs) and pay any additional Act 250 permit fees due. Because CACC fees are directly related to the actual costs of construction, total annual fees can vary significantly from one year to the next.

Total CACC fees collected in the last five fiscal years are presented below:

FY 2020	\$212,608
FY 2021	\$60,799
FY 2022	\$93,945
FY 2023	\$98,790
FY 2024	\$99,284

Appeals

The Board has statutory authority to participate as a party in Act 250 appeals to the Superior Court, Environmental Division. In 2024, the Board participated in 32 appeals, 9 of which were filed in 2024. Of those 9 cases filed in 2024, 4 were appeals of Act 250 district commission decisions, 4 were JO appeals, and 1 was an appeal of an enforcement Administrative Order. One case was appealed from the Superior Court, Environmental Division to the Vermont Supreme Court in 2024.

Appeals per Year

Type of appeal	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Jurisdictional Opinion	7	2	7	6	4
Permitting Decisions	3	4	10	7	4
Enforcement Matters	N/R	N/R	N/R	N?R	1
TOTALS	10	6	17	13	9

Compliance and Enforcement

The Board is authorized to enforce Act 250 pursuant to the Environmental Enforcement Act, Title 10, Chapter 201. The Board has direct authority to issue administrative orders (AOs), emergency AOs, assurances of discontinuance (AODs), and civil citations with respect to violations of Act 250. The Board collaborates with ANR on mixed Act 250/ANR enforcement matters.

The Board's Enforcement staff consists of the General Counsel, the Associate General Counsel, Legal Technician, and two full-time Compliance and Enforcement Officers. In 2024, the Chair of the Board directed the Board's enforcement program.

2024 Enforcement Activity

The Board investigated approximately 343 complaints, including 155 new complaints received in 2024. Some of these complaints were not deemed violations, some were referred to ANR, and others resulted in enforcement action by the Board. The Enforcement team addressed or initiated 71 formal enforcement actions. In addition, 173 alleged violations were resolved, including 24 cases resolved through formal enforcement, and 149 complaints were resolved without formal enforcement action through voluntary compliance or through determinations that no violation occurred or the Board lacked jurisdiction.

The board assessed \$60,650 in penalties this year and assessed enforcement costs of approximately \$5,829. All assessed penalties are deposited in the General Fund. Board enforcement costs are deposited in the Act 250 Special Fund. In addition to the assessment of penalties, several enforcement matters imposed compliance directives, such as restoration or reclamation activities.

The Board's Enforcement Program resolved cases this year through 6 AODs and 7 civil citations . AODs are settlement agreements that often include civil penalties and compliance directives. Civil citations are tickets issued by the enforcement officers that levy fines of up to \$3,000 per citation. The enforcement team sent 33 Notices of Alleged Violation (NOAVs) in 8 different Act 250 Districts in 2024. NOAVs are warning letters that set out the facts of an alleged violation and invite a response. These often include compliance directives and may be followed up with further enforcement action, including penalties.

Of the 2024 formal enforcement cases, there were: 17 earth extraction, 10 housing, 3 recreation, 12 retail, and 29 other projects (some of the other projects involved rare, threatened, or endangered species or wetland encroachments). Of the 2024 resolved cases there were: 5 earth extraction, 6 housing, 1 recreation, 4 retail, 0 transportation and utility, and 8 other projects.

Enforcement Metrics

	CY 2019	CY 2020	CY2021	CY 2022	CY 2023	CY 2024
New investigations opened	60	86	107	103	136	155 ¹
Formal enforcement actions initiated or ongoing	16	21	34	41	50	71
Violations resolved through formal enforcement	13	9	14	11	13	24
Violations and complaints resolved without formal enforcement	25	44	51	66	102	149
Total penalties assessed ²	\$209,375 ³	\$35,800	\$14,175	\$64,200	\$43,845	\$60,650

	CY 2019	CY 2020	CY2021	CY 2022	CY 2023	CY 2024
Total penalties collected ⁴	\$92,767 ⁵	\$34,760 ⁶	\$23,808	\$72,579 ⁷	\$43,845 ⁸	\$22,750
Enforcement costs assessed ⁹	\$29,931 ¹⁰	\$2,510	\$5,604	\$11,234	\$3,824	\$5,829

¹ Includes 31 pending real estate and enforcement history inquiries.

² All penalties assessed are deposited in the General Fund and include issued AODs, AOs, and civil citations.

³ Total penalties assessed include Board penalties of \$156,375 + ANR penalties of \$24,750 (for cases that included an ANR violation in which the Board took the lead) + Supplemental Environmental Project funds of \$28,250.

⁴ Total penalties collected may include penalties assessed in previous years that are on a payment plan.

⁵ CY 2019 total penalties collected include \$72,950 of Board penalties + \$19,817 of Board enforcement costs.

⁶ CY 2020 total penalties collected include \$28,323 of Board penalties + \$6,437 of Board enforcement costs.

⁷ CY 2022 total penalties collected include \$60,700 of Board penalties + \$11,879 of Board enforcement costs.

⁸ Includes \$13,200 assessed within a mixed ANR/Board AOD and also includes \$19,380 paid to VT Fish & Wildlife Department as a Supplemental Environmental Project for endangered bat population surveys.

⁹ All Board enforcement costs assessed are deposited in the Act 250 Special Fund

¹⁰ Enforcement costs in CY 2019 include costs for both Board (\$27,928) and ANR (\$2,003).

Requests for the Coming Year

Staffing: As stated above, the ARPA SFR funds that the Board received in 2022 will expire at the end of 2025. Without a supplemental 2026 budget appropriation to backfill this gap, the Board will lose the two ARPA-funded limited service district coordinator positions on December 31, 2025. In its report, *Necessary Updates to Act 250*, the Board recommended that those positions be made permanent to ensure adequate staffing in every Act 250 district. Over the past two years, the Board has trained and deployed these two coordinators tactically throughout the state, one in the north, and one in the south, to maintain and improve service delivery in districts with particularly high workloads. An appropriation to enable the Board to retain these two positions would significantly minimize permitting timeframes, increase operating efficiency, and improve the Board’s ability to implement Act 181, the most impactful changes to Vermont’s landmark land use permitting program in decades.

Resources for Act 181 Implementation Technology: Under Act 181, the Board will be required to review and approve regional plans, Tier 1A applications, and Future Land Use maps (including designated areas and tier 1B areas). The intake of regional plans will start in summer 2025. Meeting these statutory mandates will require the Board to develop an intake process, as well as the storage and management of files. The Board is early in its collaboration with the Agency of Digital Services to better understand the available technological solutions and the costs to develop and maintain of these systems. The system required is estimated to cost approximately \$100,000. This cost is not accounted for in the Governor’s recommended budget.



This document has been prepared pursuant to [10 V.S.A. Section 6083\(d\)](#), which requires that the Land Use Review Board submit a report annually to the General Assembly. In addition, a copy is made available to the Governor.