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# Vermont League of Cities and Towns An Act Related to Housing

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## Municipal Zoning Appeals

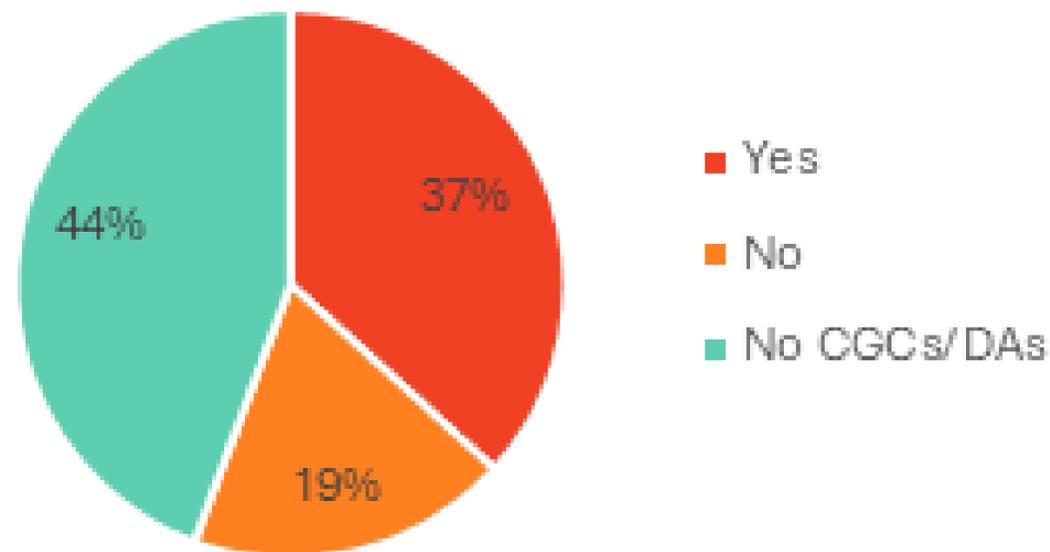
VLCT supports efforts to enable the development of housing that communities have envisioned, planned for, and allow. To that end, VLCT supports the following provisions in H.479:

- Municipal appeals require "injury to a particularized interest"
- For de novo hearing, defers to municipal bylaw; does not require on the record hearings but will encourage it
- Except for cases the environmental court considers of greater importance, appeals involving housing development take precedence on the docket
- Eliminates so called "neighbor" standing and standing by petition for a "physical or environmental impact on the person's interest" for administrative

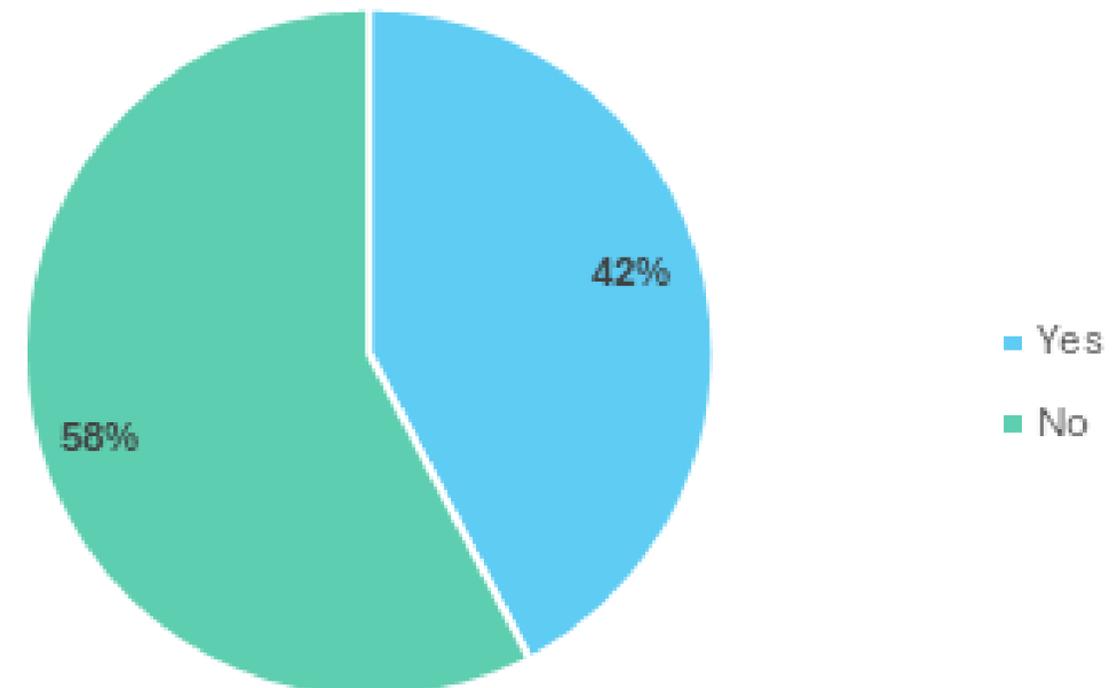
# Municipal Zoning Preemptions

VLCT supports the option to adopt zoning preemptions without a hearing (Sec.11). Municipalities are on track to implement Act 47 & Act 181, with only 13% of survey respondents reporting they have “not started”. Reasons include other priorities, lack of technical assistance, lack of funding.

Preemption Compliance



Minimum Provisions Exceeded



January 2025

# Questions???



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