

MEMO

To: Senate Committee on Economic Development, Housing & General Affairs

From: Chris Donnelly

Re: H.772 amendments

Date: Sunday, May 17, 2026

Thank you for all of the time you are spending to address real safety concerns that vulnerable Vermonters are living with, as well as ensuring both tenants and landlords have a clear and consistent statute that governs residential rental agreements with modest, yet important, changes and a path for future systemic reforms.

I understand the desire to balance the immediate safety and property concerns that many face without moving so fast with changes that you create an imbalance. I appreciate that concern.

I'm writing as both a representative of the Champlain Housing Trust but also representing other nonprofit organizations that provide housing for vulnerable Vermonters in every corner of the State – roughly 11% of Vermont's rental housing.

We support the amendments that this committee is reviewing – most of which I believe have been resolved or at least I have not heard significant reservations when the bill has been taken as a whole.

Following the discussion on Friday, **we would support including the House's language that would include *written notice with actual reasons for termination of a lease*** if it were done in the middle of a lease period. It's just common sense that people renting an apartment should be given a reason for their lease being terminated.

In addition, we support the amendments in front of you on H.772's strike-all amendment:

- ensuring that lease terminations aren't due to someone in an abusive relationship, and providing a path to safety and security;
- making sure people don't fear eviction solely for calling 911 to prevent death due to an overdose;
- allowing landlords to protect tenants and their properties from certain unwanted guests; and
- asking the courts to provide a roadmap on how the ejectment process can work more efficiently.

Again: I appreciate your work on this bill, and look forward to incremental progress this year on what's been a challenging and difficult experience for our tenants, staff and partners.