

1 TO THE HONORABLE SENATE:

2 The Committee on Economic Development, Housing and General Affairs to
3 which was referred House Bill No. 772 entitled “An act relating to residential
4 rental agreements, eviction procedures, and the creation of the positive rental
5 payment credit reporting pilot program” respectfully reports that it has
6 considered the same and recommends that the report of the Committee on
7 Judiciary be amended as follows:

8 First: By striking out Sec. 1, 9 V.S.A. chapter 137, in its entirety and
9 inserting in lieu thereof a new Sec. 1 to read as follows:

10 Sec. 1. [Deleted.]

11 Second: By striking out Sec. 1a, 9 V.S.A. § 4472a, in its entirety and
12 inserting in lieu thereof a new Sec. 1a to read as follows:

13 Sec. 1a. [Deleted.]

14 Third: By striking out Sec. 3, 12 V.S.A. chapter 169, in its entirety and
15 inserting in lieu thereof a new Sec. 3 to read as follows:

16 Sec. 3. [Deleted.]

17 Fourth: In Sec. 5, 13 V.S.A. § 3705, by striking out subdivision (g)(1)(B)
18 in its entirety and inserting in lieu thereof a new subdivision (g)(1)(B) to read
19 as follows:

20 (B) the invitee or licensee subject to the order has engaged in a
21 pattern of violating the terms of the dwelling unit’s lease agreement;

1 Fifth: In Sec. 5, 13 V.S.A. § 3705, in subdivision (g)(1)(D), by inserting
2 “(2)” after “4467(b)”

3 Sixth: In Sec. 5, 13 V.S.A. § 3705, by inserting a new subdivision to be
4 subdivision (g)(4)(B) to read as follows and by relettering the remaining
5 subdivisions to be alphabetically correct:

6 (B) “Pattern of violating” means two or more acts over a period of
7 time, however short, in which a person violates the terms of the lease
8 agreement.

9 Seventh: By striking out Secs. 7, positive rental payment credit reporting
10 pilot; 8, security deposit; transition period; and 9, landlord and tenant
11 education and technical assistance program, in their entirety and inserting in
12 lieu thereof new Secs. 7, 8, and 9 to read as follows:

13 Sec. 7. [Deleted.]

14 Sec. 8. [Deleted.]

15 Sec. 9. [Deleted.]

16 Eighth: By striking out Sec. 11, housing court study; report, in its entirety
17 and inserting in lieu thereof a new Sec. 11 to read as follows:

18 Sec. 11. HOUSING COURT STUDY; REPORT

19 (a) On or before January 31, 2027, the Court Administrator shall submit to
20 the General Assembly a report on the feasibility of implementing a dedicated
21 docket in Vermont for handling all matters governing residential rental

1 agreements under 9 V.S.A. chapter 137 and ejectment actions under 12 V.S.A.
2 chapter 169. The report shall include an examination of:

3 (1) the financial costs of implementing a dedicated residential rental
4 docket in Vermont;

5 (2) the workforce impact of a dedicated residential rental docket,
6 including:

7 (A) the number of judges and staff necessary to:

8 (i) resolve all ejectment actions statewide within 90 days
9 following the filing of the complaint;

10 (ii) meet the timelines outlined in 12 V.S.A. chapter 169 for
11 expedited hearings; and

12 (iii) resolve ejectment actions brought due to the termination of a
13 residential rental agreement under 9 V.S.A. § 4467(b)(2) within 21 days after
14 the date of filing of the complaint; and

15 (B) the impact on other court staff with the implementation of a
16 dedicated residential rental docket;

17 (3) whether current State facilities have the capacity to support a
18 dedicated residential rental docket statewide and whether new or expanded
19 facilities would be required or whether current technical capacities within the
20 Judiciary can handle the virtual statewide implementation of a centralized
21 residential rental docket;

