

1 S.127

2 Senators Brock, Chittenden, Clarkson, and Ram Hinsdale move that the bill
3 be amended as follows:

4 First: By striking out Sec. 4 in its entirety and inserting in lieu thereof a
5 reader assistance heading and new Sec. 4 to read as follows:

6 * * * VHFA Rental Housing Revolving Loan Program * * *

7 Sec. 4. 2023 Acts and Resolves No. 47, Sec. 38 is amended to read:

8 Sec. 38. RENTAL HOUSING REVOLVING LOAN PROGRAM

9 (a) Creation; administration. The Vermont Housing Finance Agency shall
10 design and implement a Rental Housing Revolving Loan Program and shall
11 create and administer a revolving loan fund to provide subsidized loans for
12 rental housing developments that serve middle-income households.

13 (b) Loans; eligibility; criteria.

14 * * *

15 (7) The Agency shall use one or more legal mechanisms to ensure that:

16 (A) a subsidized unit remains affordable to a household earning the
17 applicable percent of area median income for the longer of:

18 (i) seven years; or

19 (ii) full repayment of the loan plus three years; and

20 (B) during the affordability period determined pursuant to
21 subdivision (A) of this subdivision (7), the annual increase in rent for a

1 subsidized unit does not exceed three percent or an amount otherwise
2 authorized by the Agency.

3 * * *

4 Second: By adding a reader assistance heading and two new sections to be
5 Secs. 17a and 17b to read as follows:

6 * * * Smoke and Carbon Monoxide Alarms * * *

7 Sec. 17a. 9 V.S.A. chapter 77 is amended to read:

8 CHAPTER 77. SMOKE ~~DETECTORS~~ ALARMS AND CARBON
9 MONOXIDE ~~DETECTORS~~ ALARMS

10 § 2881. DEFINITIONS

11 As used in this chapter:

12 * * *

13 (2) “Smoke ~~detector~~ alarm” means a device that detects visible or
14 invisible particles of combustion and sounds a warning alarm, is operated from
15 a power supply within the unit or wired to it from an outside source, and is
16 approved or listed for the purpose by Underwriters Laboratory or by another
17 nationally recognized independent testing laboratory.

18 (3) “Carbon monoxide ~~detector~~ alarm” means a device with an assembly
19 that incorporates a sensor control component and an alarm notification that
20 detects elevations in carbon monoxide levels and sounds a warning alarm, is
21 operated from a power supply within the unit or wired to it from an outside

1 source, and is approved or listed for the purpose by Underwriters Laboratory or
2 by another nationally recognized independent testing laboratory.

3 § 2882. INSTALLATION

4 (a) A person who constructs a single-family dwelling shall install
5 ~~photoelectric-only type~~ photoelectric-type or UL 217 compliant smoke
6 ~~detectors~~ alarms in the vicinity of any bedrooms and on each level of the
7 dwelling, and one or more carbon monoxide ~~detectors~~ alarms in the vicinity of
8 any bedrooms in the dwelling in accordance with the manufacturer's
9 instructions. In a dwelling provided with electrical power, ~~detectors~~ alarms
10 shall be powered by the electrical service in the building and by battery.

11 (b) Any single-family dwelling when transferred by sale or exchange shall
12 contain ~~photoelectric-only type~~ photoelectric-type or UL 217 compliant smoke
13 ~~detectors~~ alarms in the vicinity of any bedrooms and on each level of the
14 dwelling installed in accordance with the manufacturer's instructions and one
15 or more carbon monoxide ~~detectors~~ alarms installed in accordance with the
16 manufacturer's instructions. A single-family dwelling constructed before
17 January 1, 1994 may contain smoke ~~detectors~~ alarms powered by the electrical
18 service in the building or by battery, or by a combination of both. In a single-
19 family dwelling newly constructed after January 1, 1994 that is provided with
20 electrical power, smoke ~~detectors~~ alarms shall be powered by the electrical
21 service in the building and by battery. In a single-family dwelling newly

1 constructed after July 1, 2005 that is provided with electrical power, carbon
2 monoxide ~~detectors~~ alarms shall be powered by the electrical service in the
3 building and by battery.

4 (c) Nothing in this section shall require an owner or occupant of a single-
5 family dwelling to maintain or use a smoke ~~detector~~ alarm or a carbon
6 monoxide ~~detector~~ alarm after installation.

7 § 2883. REQUIREMENTS FOR TRANSFER OF DWELLING

8 (a) The seller of a single-family dwelling, including one constructed for
9 first occupancy, whether the transfer is by sale or exchange, shall certify to the
10 buyer at the closing of the transaction that the dwelling is provided with
11 ~~photoelectric-only type~~ photoelectric-type or UL 217 compliant smoke
12 ~~detectors~~ alarms and carbon monoxide ~~detectors~~ alarms in accordance with this
13 chapter. This certification shall be signed and dated by the seller.

14 (b) If the buyer notifies the seller within 10 days by certified mail from the
15 date of conveyance of the dwelling that the dwelling lacks any ~~photoelectric-~~
16 ~~only type~~ photoelectric-type or UL 217 compliant smoke ~~detectors~~ alarms, or
17 any carbon monoxide ~~detectors~~ alarms, or that any ~~detector~~ alarm is not
18 operable, the seller shall comply with this chapter within 10 days after
19 notification.

20 * * *

1 Sec. 17b. 20 V.S.A. § 2731 is amended to read:

2 § 2731. RULES; INSPECTIONS; VARIANCES

3 * * *

4 (j) ~~Detectors~~ Alarms. Rules adopted under this section shall require that
5 information written, approved, and distributed by the Commissioner on the
6 type, placement, and installation of ~~photoelectric~~ photoelectric-type or UL 217
7 compliant smoke ~~detectors~~ alarms and carbon monoxide ~~detectors~~ alarms be
8 conspicuously posted in the retail sales area where the ~~detectors~~ alarms are
9 sold.

10 * * *

11 Third: By striking out Sec. 18, effective date, and its reader assistance
12 heading in their entirety and inserting in lieu thereof a reader assistance
13 heading and a new section Sec. 18 to read as follows:

14 * * * Effective Dates * * *

15 Sec. 18. EFFECTIVE DATES

16 This act shall take effect on July 1, 2025, except that Sec. 4 and this section
17 shall take effect on passage.