



**State of Vermont
Land Use Review Board
10 Baldwin Street
Montpelier, VT 05633-3201
<https://act250.vermont.gov/>**

To: Senate Committee on Economic Development, Housing & General Affairs,
Senate Committee on Natural Resources & Energy, and
House Committee on Environment

From: Brooke Dingledine on behalf of the Land Use Review Board

Date: November 25, 2025

RE: Act 250 Appeals Study Report required by Act 181(2024)

The Legislature, through Act 181, sec 11a (2024) directed the Land Use Review Board ("Board"), to conduct an Appeals Study and produce an Act 250 Appeals Report with recommendations on the following key issues:

- Whether jurisdiction over Act 250 permitting and jurisdictional opinion appeals should be transferred to the Board or remain with the Environmental Division of the Superior Court.
- Whether jurisdiction over ANR, and municipal land use (i.e. zoning) appeals should be transferred to the Board for consolidation with Act 250 appeals or remain with the Environmental Division of the Superior Court, and how to consolidate.
- Strategies to prioritize and expedite appeals related to housing projects.
- Establishing procedural rules for the Board's administration of Act 250 and the adjudication of appeals.
- Identifying actions to enhance the efficient and effective adjudication of appeals, including procedural improvements to the Act 250 permitting process and jurisdictional opinion appeals.

The Board conducted a robust stakeholder process which greatly informed the Report's recommendations and respectfully submits this Act 250 Appeals Study Report to the Senate Committees on Economic Development, Housing & General Affairs and Natural Resources & Energy, and the House Committee on Environment.

For questions or further information, please contact the Board's Appeals Study lead, Brooke Dingledine via email Brooke.Dingledine@vermont.gov or phone (802) 480-1878.