1	H.479
2	An act relating to housing
3	It is hereby enacted by the General Assembly of the State of Vermont:
4	* * * Vermont Rental Housing Improvement Program * * *
5	Sec. 1. 10 V.S.A. § 699 is amended to read:
6	§ 699. VERMONT RENTAL HOUSING IMPROVEMENT PROGRAM
7	(a) Creation of Program.
8	* * *
9	(5)(A) The Department may cooperate with and subgrant funds to State
10	agencies and governmental subdivisions and public and private organizations
11	in order to carry out the purposes of this subsection.
12	(B) Solely with regards to actions undertaken pursuant to this
13	subdivision, entities carrying out the provisions of this section, including
14	grantees, subgrantees, and contractors of the State, shall be exempt from the
15	provisions of 8 V.S.A. chapter 73 (licensed lenders, mortgage brokers,
16	mortgage loan originators, sales finance companies, and loan solicitation
17	companies).
18	* * *
19	(d) Program requirements applicable to grants and forgivable loans.
20	(1)(A) A grant or loan shall not exceed:

1	(i) \$70,000.00 per unit, for rehabilitation or creation of an eligible
2	rental housing unit meeting the applicable building accessibility requirements
3	under the Vermont Access Rules; or
4	(ii) \$50,000.00 per unit, for rehabilitation or creation of any other
5	eligible rental housing unit. Up to an additional \$20,000.00 per unit may be
6	made available for specific elements that collectively bring the unit to the
7	visitable standard outlined in the rules adopted by the Vermont Access Board.
8	* * *
9	(e) Program requirements applicable to grants and five-year forgivable
10	loans. For a grant or five-year forgivable loan awarded through the Program,
11	the following requirements apply for a minimum period of five years:
12	(1) A landlord shall coordinate with nonprofit housing partners and local
13	coordinated entry homelessness service organizations approved by the
14	Department to identify potential tenants.
15	(2)(A) Except as provided in subdivision (2)(B) of this subsection (e), a
16	landlord shall lease the unit to a household that is:
17	(i) exiting homelessness, including any individual under 25 years
18	of age who secures housing through a master lease held by a youth service
19	provider on behalf of individuals under 25 years of age;
20	(ii) actively working with an immigrant or refugee resettlement
21	program; or

(111) composed of at least one individual with a disability who
receives or is eligible approved to receive Medicaid-funded home and
community based home- and community-based services or Social Security
Disability Insurance; or
(iv) with approval from the Department in writing, an organization
that will hold a master lease that explicitly states the unit will be used in
service of the populations described in this subsection (e).
* * *
(4)(A) A landlord may convert a grant to a forgivable loan upon
approval of the Department and the housing organization that approved the
grant.
(B) A landlord who converts a grant to a forgivable loan shall receive
a 10-percent prorated credit for loan forgiveness for each year in which the
landlord participates in the Program.
(f) Requirements applicable to 10-year forgivable loans. For a 10-year
forgivable loan awarded through the Program, the following requirements
apply for a minimum period of 10 years:
(1) A landlord shall coordinate with nonprofit housing partners and local
coordinated entry organizations to identify potential tenants The total cost of
rent for the unit, including utilities not covered by rent payments, shall not
exceed the applicable fair market rent established by the Department of

1	Housing and Urban Development, except that a landlord may accept a housing
2	voucher that exceeds fair market rent, if available.
3	(2)(A) Except as provided in subdivision (2)(B) of this subsection (f), a
4	landlord shall lease the unit to a household that is:
5	(i) exiting homelessness, including any individual under 25 years
6	of age who secures housing through a master lease held by a youth service
7	provider on behalf of individuals under 25 years of age;
8	(ii) actively working with an immigrant or refugee resettlement
9	program; or
10	(iii) composed of at least one individual with a disability who is
11	eligible to receive Medicaid-funded home and community based services.
12	(B) If, upon petition of the landlord, the Department or the housing
13	organization that issued the grant determines that a household under
14	subdivision (2)(A) of this subsection (f) is not available to lease the unit, then
15	the landlord shall lease the unit:
16	(i) to a household with an income equal to or less than 80 percent
17	of area median income; or
18	(ii) if such a household is unavailable, to another household with
19	the approval of the Department or housing organization.
20	(3)(A) A landlord shall accept any housing vouchers that are available to
21	pay all, or a portion of, the tenant's rent and utilities.

1	(B) If no housing voucher or federal or State subsidy is available, the
2	cost of rent for the unit, including utilities not covered by rent payments, shall
3	not exceed the applicable fair market rent established by the Department of
4	Housing and Urban Development.
5	(4) The Department shall forgive 10 percent of the a prorated amount of
6	a forgivable loan for each year a landlord participates in the loan program.
7	(g) Minimum funding for grants and five-year forgivable loans.
8	(1) Annually, the Department shall establish a minimum allocation of
9	funding set aside to be used for five-year grants or forgivable loans to serve
10	eligible households pursuant to subsection (e) of this section. Remaining funds
11	may be used for either five-year grants or forgivable loans or 10-year
12	forgivable loans pursuant to subsection (f) of this section. The set aside shall
13	be a minimum of 30 percent of funds disbursed annually.
14	(2) The Department shall consult with the Agency of Human Services to
15	evaluate factors in establishing the amount of the set aside, including:
16	(A) the availability of housing vouchers;
17	(B) the current need for housing for eligible households;
18	(C) the ability and desire of landlords to house eligible households;
19	(D) the support services available for landlords; and
20	(E) the prior uptake and success rates for participating landlords.

1	(3) The Department shall coordinate with the local Coordinated Entry
2	Lead Agencies and HomeOwnership Centers to direct referrals for those
3	individuals or families prioritized to be housed pursuant to the five-year grants
4	or forgivable loans.
5	(4) Funds from the set aside not utilized after one year shall become
6	available for 10-year forgivable loans.
7	(5) The Department shall annually publish the amount of the set aside
8	on its website.
9	* * *
10	(i) Creation of the Vermont Rental Housing Improvement Program
11	Revolving Fund. Funds repaid or returned to the Department from forgivable
12	loans or grants funded by the Program shall return to the Vermont Rental
13	Housing Improvement Revolving Fund to be used for Program expenditures
14	and administrative costs at the discretion of the Department.
15	(j) Annually, the Department shall submit a report to the House
16	Committees on Human Services and on General and Housing and the Senate
17	Committee on Economic Development, Housing and General Affairs regarding
18	the following:
19	(1) separately, the number of units funded and the number of units
20	rehabilitated through grants, through a five-year forgivable loan, and through a
21	10-year forgivable loan;

1	(2) for grants and five-year forgivable loans, for the first year after the
2	expiration of the lease requirements outlined in subdivision (e)(2)(A) of this
3	section, whether the unit is still occupied by a tenant who meets the
4	qualifications of that subdivision;
5	(3) for each program, for the first year after the expiration of the
6	applicable lease requirements outlined in this section, the amount of rent
7	charged by the landlord and how that rent compares to fair market rent
8	established by the Department of Housing and Urban Development; and
9	(4) the rate of turnover for tenants housed utilizing grants or five-year
10	forgivable loans and 10-year forgivable loans separately.
11	* * * MHIR * * *
12	Sec. 2. 10 V.S.A. § 700 is added to read:
13	§ 700. VERMONT MANUFACTURED HOME IMPROVEMENT AND
14	REPAIR PROGRAM
15	(a) There is created within the Department of Housing and Community
16	Development the Manufactured Home Improvement and Repair Program. The
17	Department shall design and implement the Program to award funding to
18	statewide or regional nonprofit housing organizations, or both, to provide
19	financial assistance or awards to manufactured homeowners and manufactured
20	home park owners to improve existing homes, incentivize new slab placement

1	for prospective nomeowners, and incentivize park improvements for infill of
2	more homes.
3	(b) The following projects are eligible for funding through the Program:
4	(1) The Department may award up to \$20,000.00 to owners of
5	manufactured housing communities to complete small-scale capital needs to
6	help infill vacant lots with homes, including disposal of abandoned homes, lot
7	grading and preparation, the siting and upgrading of electrical boxes,
8	enhancing E-911 safety issues, transporting homes out of flood zones, and
9	improving individual septic systems. Costs awarded under this subdivision
10	may also cover legal fees and marketing to help make it easier for home-
11	seekers to find vacant lots around the State.
12	(2) The Department may award funding to manufactured homeowners
13	for which the home is their primary residence to address habitability and
14	accessibility issues to bring the home into compliance with safe living
15	conditions.
16	(3) The Department may award up to \$15,000.00 per grant to a
17	homeowner to pay for a foundation or federal Department of Housing and
18	Urban Development-approved slab, site preparation, skirting, tie-downs, and
19	utility connections on vacant lots within a manufactured home community.
20	(c) The Department may adopt rules, policies, and guidelines to aid in
21	enacting the Program.

1	* * * Vermont Infrastructure Sustainability Fund * * *
2	Sec. 3. 24 V.S.A. chapter 119, subchapter 6 is amended to read:
3	Subchapter 6. Special Funds
4	* * *
5	§ 4686. VERMONT INFRASTRUCTURE SUSTAINABILITY FUND
6	(a) Creation. There is created the Vermont Infrastructure Sustainability
7	Fund within the Vermont Bond Bank.
8	(b) Purpose. The purpose of the Fund is to provide capital to extend and
9	increase capacity of water and sewer service and other public infrastructure in
10	municipalities where lack of extension or capacity is a barrier to housing
11	development.
12	(c) Administration. The Vermont Bond Bank may administer the Fund in
13	coordination with and support from other State agencies, government
14	component parts, and quasi-governmental agencies.
15	(d) Program parameters.
16	(1) The Vermont Bond Bank, in consultation with the Department of
17	Housing and Community Development, shall develop program guidelines to
18	effectively implement the Fund.
19	(2) The program shall provide low-interest loans or bonds to
20	municipalities to expand infrastructure capacity. Eligible activities include:

1	(A) preliminary engineering and planning;
2	(B) engineering design and bid specifications;
3	(C) construction for municipal waste and wastewater systems;
4	(D) transportation investments, including those required by municipal
5	regulation, the municipality's official map, designation requirements, or other
6	planning or engineering identifying complete streets and transportation and
7	transit related improvements, including improvements to existing streets; and
8	(E) other eligible activities as determined by the guidelines produced
9	by the Vermont Bond Bank in consultation with the Department of Housing
10	and Community Development.
11	(e) Application requirements. Eligible project applications shall
12	demonstrate:
13	(1) the project will create reserve capacity necessary for new housing
14	unit development;
15	(2) the project has a direct link to housing unit production; and
16	(3) the municipality has a commitment to own and operate the project
17	throughout its useful life.
18	(f) Application criteria. In addition to any criteria developed in the
19	program guidelines, project applications shall be evaluated using the following
20	<u>criteria:</u>

1	(1) whether there is a direct connection to proposed or in-progress
2	housing development with demonstrable progress toward regional housing
3	targets;
4	(2) whether the project is an expansion of an existing system and the
5	proximity to a designated area;
6	(3) the project readiness and estimated time until the need for financing;
7	and
8	(4) the demonstration of financing for project completion or completion
9	of a project component.
10	(g) Award terms. The Vermont Bond Bank, in consultation with the
11	Department of Housing and Community Development, shall establish award
12	terms that may include:
13	(1) the maximum loan or bond amount;
14	(2) the maximum term of the loan or bond amount;
15	(3) the time by which amortization shall commence;
16	(4) the maximum interest rate;
17	(5) whether the loan is eligible for forgiveness and to what percentage or
18	amount;
19	(6) the necessary security for the loan or bond; and
20	(7) any additional covenants encumbering the improved properties to
21	further secure the loan or bond.

1	(h) Revolving fund. Any funds repaid or returned from the Infrastructure
2	Sustainability Fund shall be deposited into the Fund and used to continue the
3	program established in this section.
4	* * * Universal Design Study Committee * * *
5	Sec. 4. RESIDENTIAL UNIVERSAL DESIGN STANDARDS; STUDY
6	COMMITTEE; REPORT
7	(a) Creation. There is created the Residential Universal Design Study
8	Committee to explore implementation of statewide universal design standards
9	for all residential buildings.
10	(b) Membership. The Committee shall be composed of the following
11	members:
12	(1) one member of the House of Representatives, who shall be
13	appointed by the Speaker of the House;
14	(2) one member of the Senate, who shall be appointed by the Committee
15	on Committees;
16	(3) one member, appointed by the Vermont Builders and Remodelers
17	Association;
18	(4) one member, appointed by the Vermont Chapter of the American
19	Institute of Architects;
20	(5) the Director of Fire Safety or designee;
21	(6) one member of the Vermont Access Board, appointed by the Chair;
	VT LEG #382246 v.1

1	(7) one member, appointed by the Vermont Housing Finance Agency;
2	(8) one member, appointed by the Vermont Housing and Conservation
3	Board;
4	(9) one member, appointed by the Vermont Center for Independent
5	Living;
6	(10) one member, appointed by the Vermont Developmental Disabilities
7	Council;
8	(11) the Commissioner of the Department of Housing and Community
9	Development or designee;
10	(12) one member, appointed by the Vermont Leagues of Cities and
11	Towns;
12	(13) one member, appointed by the Vermont Assessors and Listers
13	Association;
14	(14) one member, appointed by the Vermont Association of Realtors;
15	(15) the Commissioner of the Department of Disabilities, Aging and
16	Independent Living or designee; and
17	(16) one member, appointed by ADA Inspections Nationwide, LLC.
18	(c) Powers and duties. The Committee shall study the development and
19	implementation of statewide universal design standards for residential
20	buildings, including identification and analysis of the following issues:

1	(1) existing federal and state laws regarding the Americans with
2	Disabilities Act, 42 U.S.C. §§ 12101–12213, standards and building codes;
3	(2) existing federal, state, and international best practices and standards
4	addressing accessibility and adaptability characteristics of single-family and
5	multiunit buildings;
6	(3) opportunities and challenges for supporting the residential building
7	industry in meeting universal design standards, including considerations of
8	workforce education and training;
9	(4) cost benefits and impacts of adopting a universal design standard for
10	residential buildings;
11	(5) opportunities and challenges with enforcement of identified
12	standards; and
13	(6) impacts to the valuation and financing of impacted buildings.
14	(d) Assistance. The Committee shall have the administrative, technical,
15	and legal assistance of the Department of Housing and Community
16	Development.
17	(e) Report. On or before November 1, 2025, the Committee shall submit a
18	written report to the House Committee on General and Housing and the Senate
19	Committee on Economic Development, Housing and General Affairs with its
20	findings and any recommendations for legislative action.

1	(f) Meetings.
2	(1) The member of the House of Representatives shall call the first
3	meeting of the Committee to occur on or before June 1, 2025.
4	(2) The Committee shall select a chair from among its members at the
5	first meeting.
6	(3) A majority of the membership shall constitute a quorum.
7	(4) The Committee shall cease to exist on December 1, 2025.
8	(g)(1) Compensation and reimbursement. For attendance at meetings
9	during adjournment of the General Assembly, a legislative member of the
10	Committee serving in the member's capacity as a legislator shall be entitled to
11	per diem compensation and reimbursement of expenses pursuant to 2 V.S.A.
12	§ 23 for not more than six meetings. These payments shall be made from
13	monies appropriated to the General Assembly.
14	(2) Members of the Committee who are not otherwise compensated for
15	their time shall be entitled to per diem compensation as permitted under
16	32 V.S.A. § 1010 for not more than six meetings. These payments shall be
17	made from monies appropriated to the Committee.
18	(h) Intent to appropriate. Notwithstanding subsection (g) of this section,
19	per diems for the cost of attending meetings shall only be available in the event
20	an appropriation is made in fiscal year 2026 from the General Fund to the
21	Department of Housing and Community Development for that purpose.

1	* * * Tax Department Housing Data Access * * *
2	Sec. 5. 32 V.S.A. § 5404 is amended to read:
3	§ 5404. DETERMINATION OF EDUCATION PROPERTY TAX GRAND
4	LIST
5	* * *
6	(b) Annually, on or before August 15, the clerk of a municipality, or the
7	supervisor of an unorganized town or gore, shall transmit to the Director in an
8	electronic or other format as prescribed by the Director: education and
9	municipal grand list data, including exemption information and grand list
10	abstracts; tax rates; an extract of the assessor database also referred to as a
11	Computer Assisted Mass Appraisal (CAMA) system or Computer Assisted
12	Mass Appraisal database; and the total amount of taxes assessed in the town or
13	unorganized town or gore. The data transmitted shall identify each parcel by a
14	parcel identification number assigned under a numbering system prescribed by
15	the Director. Municipalities may continue to use existing numbering systems
16	in addition to, but not in substitution for, the parcel identification system
17	prescribed by the Director. If changes or additions to the grand list are made
18	by the listers or other officials authorized to do so after such abstract has been
19	so transmitted, such clerks shall forthwith certify the same to the Director.

1	Sec. 6. [Deleted.]
2	* * * Land Bank Report * * *
3	Sec. 7. DHCD LAND BANK REPORT
4	(a) On or before November 1, 2025, the Department of Housing and
5	Community Development shall issue a report to the House Committee on
6	General and Housing and the Senate Committee on Economic Development,
7	Housing and General Affairs outlining a legal framework for implementation
8	of a State land bank. The report shall include proposed legislative language
9	specific to:
10	(1) the creation of a statewide land bank;
11	(2) the authorization of regional or municipal land banks; and
12	(3) the identification of funding proposals to support the sustainability
13	of each separate model.
14	(b) The report shall include an analysis on which option, the creation of a
15	statewide land bank or the authorization of regional or municipal land banks,
16	best serves the interest of Vermont communities, including rural communities
17	* * * Housing Appeals * * *
18	Sec. 8. 10 V.S.A. § 8502 is amended to read:
19	§ 8502. DEFINITIONS
20	As used in this chapter:
21	* * *

(7) "Person aggrieved" means a person who alleges an injury to a
particularized interest protected by the provisions of law listed in section 8503
of this title, attributable to an act or decision by a district coordinator, District
Commission, the Secretary, an appropriate municipal panel, or the
Environmental Division that can be redressed by the Environmental Division
or the Supreme Court.
* * *
Sec. 9. 10 V.S.A. § 8504 is amended to read:
§ 8504. APPEALS TO THE ENVIRONMENTAL DIVISION
* * *
(b) Planning and zoning chapter appeals.
(1) Within 30 days of the date of the act or decision, an interested

(1) Within 30 days of the date of the act or decision, an interested person, as defined in 24 V.S.A. § 4465, or a person aggrieved, who has participated as defined in 24 V.S.A. § 4471 in the municipal regulatory proceeding under that chapter may appeal to the Environmental Division an act or decision made under that chapter by a board of adjustment, a planning commission, or a development review board; provided, however, that decisions of a development review board under 24 V.S.A. § 4420 with respect to local Act 250 review of municipal impacts are not subject to appeal but shall serve as presumptions under chapter 151 of this title.

21 ***

1	(h) De novo hearing. The Environmental Division, applying the
2	substantive standards that were applicable before the tribunal appealed from,
3	shall hold a de novo hearing on those issues that have been appealed, except.
4	For a municipal land use permit application for a housing development, if the
5	appeal is of a denial, the Environmental Division shall determine if the
6	application is consistent with the municipal bylaw or land use regulation that
7	directly affects the property or if the appeal is of an approval, if the application
8	is inconsistent with the municipal bylaw or land use regulation that directly
9	affects the property. It shall not be de novo in the case of:
10	(1) a decision being appealed on the record pursuant to 24 V.S.A.
11	chapter 117; or
12	(2) a decision of the Commissioner of Forests, Parks and Recreation
13	under section 2625 of this title being appealed on the record, in which case the
14	court shall affirm the decision, unless it finds that the Commissioner did not
15	have reasonable grounds on which to base the decision.
16	* * *
17	(k) Limitations on appeals. Notwithstanding any other provision of this
18	section:
19	(1) there shall be no appeal from a District Commission decision when

the Commission has issued a permit and no hearing was requested or held, or

1	no motion to alter was filed following the issuance of an administrative
2	amendment;
3	(2) a municipal decision regarding whether a particular application
4	qualifies for a recorded hearing under 24 V.S.A. § 4471(b) shall not be subject
5	to appeal;
6	(3) if a District Commission issues a partial decision under subsection
7	6086(b) of this title, any appeal of that decision must be taken within 30 days
8	following the date of that decision; and
9	(4) it shall be the goal of the Environmental Division to issue a decision
10	on a case regarding an appeal of an appropriate municipal panel decision under
11	24 V.S.A. chapter 117 within 90 days following the close of the hearing; and
12	(5) except for cases the court considers of greater importance, appeals of
13	an appropriate municipal panel decision under 24 V.S.A. chapter 117 involving
14	housing development, take precedence on the docket over other cases and shall
15	be assigned for hearing and trial or for argument accordingly.
16	* * *
17	Sec. 10. 24 V.S.A. § 4465 is amended to read:
18	§ 4465. APPEALS OF DECISIONS OF THE ADMINISTRATIVE OFFICER
19	* * *
20	(b) As used in this chapter, an "interested person" means any one of the
21	following:

(1) A person owning title to property, or a municipality or solid waste management district empowered to condemn it or an interest in it, affected by a bylaw, who alleges that the bylaw imposes on the property unreasonable or inappropriate restrictions of present or potential use under the particular circumstances of the case.

- (2) The municipality that has a plan or a bylaw at issue in an appeal brought under this chapter or any municipality that adjoins that municipality.
- (3) A person owning or occupying property in the immediate neighborhood of a property that is the subject of any decision or act taken under this chapter, who can demonstrate a physical or environmental impact on the person's interest under the criteria reviewed, and who alleges that the decision or act, if confirmed, will not be in accord with the policies, purposes, or terms of the plan or bylaw of that municipality.
- (4) Any 20 persons who may be any combination of voters, residents, or real property owners within a municipality listed in subdivision (2) of this subsection who, by signed petition to the appropriate municipal panel of a municipality, the plan or a bylaw of which is at issue in any appeal brought under this title, allege that any relief requested by a person under this title, if granted, will not be in accord with the policies, purposes, or terms of the plan or bylaw of that municipality. This petition to the appropriate municipal panel must designate one person to serve as the representative of the petitioners

1	regarding all matters related to the appeal. For purposes of this subdivision, an
2	appeal shall not include the character of the area affected if the project has a
3	residential component that includes affordable housing.
4	(5) Any department and administrative subdivision of this State owning
5	property or any interest in property within a municipality listed in subdivision
6	(2) of this subsection, and the Agency of Commerce and Community
7	Development of this State.
8	* * *
9	Sec. 11. 24 V.S.A. § 4441 is amended to read:
10	§ 4441. PREPARATION OF BYLAWS AND REGULATORY TOOLS;
11	AMENDMENT OR REPEAL
12	***
13	(i) Notwithstanding this section and any other law to the contrary, for
14	bylaw amendments that are required to comply with amendments to this
15	chapter, no hearings are required to be held on the bylaw amendments.
16	* * * LURB Study * * *
17	Sec. 12. 2024 Acts and Resolves No. 181, Sec. 11a is amended to read:
18	Sec. 11a. ACT 250 APPEALS STUDY
19	(a) On or before January 15, 2026 November 15, 2025, the Land Use
20	Review Board shall issue a report evaluating whether to transfer appeals of
21	permit decisions and jurisdictional opinions issued pursuant to 10 V.S.A.

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chapter 151 to the Land Use Review Board or whether they should remain at the Environmental Division of the Superior Court. The Board shall convene a stakeholder group that at a minimum shall be composed of a representative of environmental interests, attorneys that practice environmental and development law in Vermont, the Vermont League of Cities and Towns, the Vermont Association of Planning and Development Agencies, the Vermont Chamber of Commerce, the Land Access and Opportunity Board, the Office of Racial Equity, the Vermont Association of Realtors, a representative of nonprofit housing development interests, a representative of for-profit housing development interests, a representative of commercial development interests, an engineer with experience in development, the Agency of Commerce and Community Development, and the Agency of Natural Resources in preparing the report. The Board shall provide notice of the stakeholder meetings on its website and each meeting shall provide time for public comment. (b) The report shall at minimum recommend: (1) whether to allow consolidation of appeals at the Board, or with the Environmental Division of the Superior Court, and how, including what

resources the Board would need, if transferred to the Board, appeals of permit

decisions issued under 24 V.S.A. chapter 117 and the Agency of Natural

Resources can be consolidated with Act 250 appeals;

VT LEG #382246 v.1

1	(2) how to prioritize and expedite the adjudication of appeals related to
2	housing projects, including the use of hearing officers to expedite appeals and
3	the setting of timelines for processing of housing appeals;
4	(3) procedural rules to govern the Board's administration of Act 250 and
5	the adjudication of appeals of Act 250 decisions. These rules shall include
6	procedures to create a firewall and eliminate any potential for conflicts with
7	the Board managing appeals and issuing permit decisions and jurisdictional
8	opinions; and
9	(4) other actions the Board should take to promote the efficient and
10	effective adjudication of appeals, including any procedural improvements to
11	the Act 250 permitting process and jurisdictional opinion appeals.
12	(c) The report shall be submitted to the Senate Committees on Economic
13	Development, Housing and General Affairs and on Natural Resources and
14	Energy and the House Committee on Environment and Energy.
15	* * * Brownfields * * *
16	Sec. 13. 10 V.S.A. § 6641 is amended to read:
17	§ 6641. BROWNFIELD PROPERTY CLEANUP PROGRAM; CREATION;
18	POWERS
19	(a) There is created the Brownfield Property Cleanup Program to enable
20	certain interested parties to request the assistance of the Secretary to review
21	and oversee work plans for investigating, abating, removing, remediating, and

1	monitoring a property in exchange for protection from certain liabilities under
2	section 6615 of this title. The Program shall be administered by the Secretary
3	who shall:
4	* * *
5	(c) When conducting any review required by this subchapter, the Secretary
6	shall prioritize the review of remediation at a site that contains housing or that
7	is planned for the construction or rehabilitation of single-family or multi-
8	family housing.
9	Sec. 14. BROWNFIELDS PROCESS IMPROVEMENT; REPORT
10	On or before November 1, 2025, the Secretary of Natural Resources shall
11	report to the House Committees on Environment and on General and Housing
12	and the Senate Committees on Economic Development, Housing and General
13	Affairs and on Natural Resources and Energy with proposals to make the
14	Program established pursuant to 10 V.S.A. chapter 159, subchapter 3
15	(brownfields reuse and liability limitation) substantially more efficient. At a
16	minimum, the report shall include both of the following:
17	(1) A survey of stakeholders in the brownfields program to identify
18	areas that present challenges to the redevelopment of contaminated properties,
19	with a focus on redevelopment for housing. The Secretary shall provide
20	recommendations to resolve these challenges.

1	(2) An analysis of strengths and weaknesses of implementing a licensed
2	site professional program within the State. The Secretary shall make a
3	recommendation on whether such a program should be implemented. If the
4	Secretary recommends implementation, the report shall include any changes to
5	statute or budget needed to implement this program.
6	Sec. 15. 2023 Acts and Resolves No. 78, Sec. B.1103, as amended by 2024
7	Acts and Resolves No. 87, Sec. 43, is further amended to read:
8	Sec. B.1103 CLIMATE AND ENVIRONMENT – FISCAL YEAR 2024
9	ONE-TIME APPROPRIATIONS
10	* * *
11	(h) In fiscal year 2024, the amount of \$2,500,000 General Fund is
12	appropriated to the Department of Environmental Conservation Environmental
13	Contingency Fund established pursuant to 10 V.S.A. § 1283 for the
14	Brownfields Reuse and Environmental Liability Limitation Act as codified in
15	10 V.S.A. chapter 159. Funds shall be used for the assessment and cleanup.
16	planning, and cleanup of brownfields sites.
17	* * *
18	Sec. 16. [Deleted.]
19	* * * Landlord Certificate * * *

1	Sec. 17. REPEAL; ACT 181 PROSPECTIVE LANDLORD CERTIFICATE
2	CHANGES
3	2024 Acts and Resolves No. 181, Secs. 98 (landlord certificate
4	amendments) and 114(5) (effective date of landlord certificate amendments) is
5	repealed on passage.
6	Sec. 18. 32 V.S.A. § 6069 is amended to read:
7	§ 6069. LANDLORD CERTIFICATE
8	* * *
9	(b) The owner of each rental property shall, on or before January 31 of each
10	year, furnish a certificate of rent to the Department of Taxes.
11	(c) A certificate under this section shall be in a form prescribed by the
12	Commissioner and shall include the following:
13	(1) the name of the each renter;
14	(2) the address and any property tax parcel identification number of the
15	homestead, the information required under subsection (f) of this section, the
16	School Property Account Number of the rental property;
17	(3) the name of the owner or landlord of the rental property;
18	(4) the phone number, email address, and mailing address of the owner
19	or landlord of the rental property, as available;
20	(5) the type or types of rental units on the rental property;
21	(6) the number of rental units on the rental property;

1	(7) the number of ADA-accessible units on the rental property; and
2	(8) any additional information that the Commissioner determines is
3	appropriate.
4	* * *
5	(f) Annually on or before October 31, the Department shall prepare and
6	make available to a member of the public upon request a database in the form
7	of a sortable spreadsheet that contains the following information for each rental
8	unit for which the Department received a certificate pursuant to this section:
9	(1) name of owner or landlord;
10	(2) mailing address of landlord;
11	(3) location of rental unit;
12	(4) type of rental unit;
13	(5) number of units in building; and
14	(6) School Property Account Number. Annually on or before December
15	15, the Department shall submit a report on the aggregated data collected under
16	this section to the House Committee on General and Housing and the Senate
17	Committee on Economic Development, Housing and General Affairs.
18	* * * VHFA Off-Site Construction * * *
19	Sec. 19. VHFA OFF-SITE CONSTRUCTION REPORT
20	(a) The Vermont Housing Finance Agency shall:

1	(1) identify and recommend a set of State policy objectives and
2	priorities related to off-site housing construction;
3	(2) define the structure and relevant actors for using bulk purchases of
4	single- and multi-family homes produced through off-site construction to
5	achieve lower construction costs;
6	(3) gather input from potential manufacturers about how to best achieve
7	cost savings through a bulk purchase program;
8	(4) determine any business planning support needed for existing
9	Vermont businesses seeking to develop or expand off-site construction;
10	(5) explore creating a working group of neighboring states that
11	considers a regional market and shared approach; and
12	(6) prepare an analysis of the funding and structure needed to support
13	greater development of off-site homes.
14	(b) The Vermont Housing Finance Agency shall submit an interim report
15	on or before January 15, 2026 to the House Committee on General and
16	Housing and the Senate Committee on Economic Development, Housing and
17	General Affairs and a final report on December 15, 2026.
18	Sec. 19a. VHFA OFF-SITE CONSTRUCTION REPORT;
19	IMPLEMENTATION
20	The duty to implement Sec. 19 of this act is contingent upon an
21	appropriation of funds in fiscal year 2026 from the General Fund to the

1	Department of Housing and Community Development for a grant to the
2	Vermont Housing Finance Agency for the development and issuance of the
3	report required in that section.
4	* * * Effective Dates * * *
5	Sec. 20. EFFECTIVE DATES
6	This act shall take effect on July 1, 2025, except that Secs. 4 (Universal
7	Design Study Committee) and 17 (repeal; Act 181 prospective landlord
8	certificate changes) and this section shall take effect on passage.