

**H.479** – An act relating to housing  
Summary Chart – SEDHGA Proposal of Amendment  
Office of Legislative Counsel  
13 May 2025

Sec.	Citation	Summary
<b>Vermont Rental Housing Improvement Program</b>		
1	10 V.S.A. § 699	<p>Amends the VHIP program with both minor and substantive amendments. It exempts entities that are loaning money through the program from VT's licensed lender requirements, expands the populations that may be served under the five-year program to individuals displaced due to a natural disaster and to authorize organizations to hold a master lease on behalf of individuals, and allows for the 10-year program to rent for fair market rent as opposed to requiring the landlord to rent to the populations identified for the five-year program (e.g., homelessness, refugees, etc.). Requires the DHCD to set aside at least 30 percent of funds annually for the five-year program and requires an annual report regarding program outcomes.</p> <p>Changes from S.127 = Keeps the five-year loans, includes a 30% set aside for the five-year program, and requires annual reporting back to the General Assembly regarding program outcomes.</p>
<b>MHIR</b>		
2	10 V.S.A. § 700	<p>This section takes the current Manufactured Home Improvement &amp; Repair program and puts it in statute. This program provides funds to manufactured homeowners and manufactured home park owners to improve existing homes and incentivize improvements for more manufactured home placement.</p> <p>Same as S.127.</p>
<b>Vermont Infrastructure Sustainability Fund</b>		
3	24 V.S.A. § 4686	<p>This section will create the VT Infrastructure Sustainability Fund within the VT Bond Bank. The fund will provide low interest loans or purchase bonds from municipalities to expand infrastructure capacity, including preliminary engineering and planning, construction of water and wastewater systems, transportation investments, and other eligible activities as determined by the guidelines established for the program. The projects funded must have a connection to new housing and a commitment of municipal ownership of the investment.</p> <p>Minor technical changes from S.127.</p>
<b>VHFA Rental Revolving Loan Fund</b>		
4	Session Law Amendment	<p>This section will allow landlords utilizing the Rental Revolving Loan Fund to increase rent by an amount approved by VHFA above the statutory cap of three percent.</p>

		In S.127 as passed the Senate.
Housing and Residential Services Planning Committee		
5	Session Law Study Committee	<p>This section will create a study committee to generate a State plan to develop housing for individuals with developmental disabilities and to report on the findings by November 15, 2025.</p> <p>In S.127 as passed the Senate.</p>
Tax Department Housing Data Access		
6	32 V.S.A. § 5404	<p>Adds a requirement that municipalities send to the Tax Department an extract of the Computer Assisted Mass Appraisal (CAMA) system database as part of the information submitted for grand list purposes.</p> <p>Not in S.127.</p>
Landlord Certificate		
7	2024 Acts and Resolves No. 181 Secs. 98 and 114(5) Repealed	<p>This repeals the changes made to the landlord certificate in 2024.</p> <p>Not in S.127.</p>
8	32 V.S.A. § 6069	<p>This section would make changes to the information required by the landlord certificate and require that information be submitted to the General Assembly in the aggregate on an annual basis.</p> <p>This is a slight alteration of what passed last year that is being repealed in Sec. 7. The change would not require the gross monthly rent and the year of the rental on the certificate nor the location of the rental unit.</p> <p>Not in S.127.</p>
Land Bank Report		
9	Session Law Report	<p>This section requires the DHCD to issue a report back to the General Assembly with proposed legislative and funding language to establish either a statewide landbank or to authorize the development of regional landbanks. Report is due by November 2026.</p> <p>Not in S.127.</p>
Housing and Public Accommodations		
10	9 V.S.A. § 4456a	<p>This section will amend the law related to residential rental applications to require that a landlord accept either an Individual Taxpayer Identification Number or a valid government issued identification in the event an applicant does not have a Social Security Number in order for the landlord to conduct a credit or background check.</p> <p>Not in S.127.</p>

11 – 13	9 V.S.A. §§ 4501 – 4503	<p>Sections 11, 12, and 13 should be read together. These sections will prevent discrimination on the basis of “citizenship” and “immigration status” under the State’s public accommodations and unfair housing practices act. This prohibits individuals from discriminating in providing “accommodations, advantages, facilities, and privileges of the place of public accommodation” and from discriminating in housing.</p> <p>Section 11 amends the definition of “harass” as that term is used in the unfair housing practices section.</p> <p>Section 12 amends the public accommodations section.</p> <p>Section 13 amends the unfair housing practices section.</p> <p>Section 13 includes language that verification of immigrant status or differential treatment on the basis of citizenship or immigration status shall not be a violation if it is required by federal law and that it is not discrimination for a lender to consider immigration status to the extent that such status has a bearing on the determination of issuing credit and loan repayment.</p> <p>Expansion of what was in S.127 to include the requirement for landlords to take an ITIN and a valid ID and to include immigration status in the housing protections. S.127 only included citizenship in the housing protections, but include both in the public accommodations section.</p>
Housing Appeals		
14	10 V.S.A. § 8502	<p>Amends the definition of “person aggrieved” to include act or decisions by appropriate municipal panels. This definition is for who is allowed to appeal decisions to the Environmental Division of the Superior Court. Specifies that the injury alleged shall be to interests protected in 24 V.S.A. 4302(c).</p> <p>Not in S.127.</p>
15	10 V.S.A. § 8504	<p>Adds “person aggrieved owning or occupying property in the immediate neighborhood of a property” to who can appeal decisions to the Environmental Division of the Superior Court. Also adds that an aggrieved person (the new definition) cannot appeal a permit application filed before June 30, 2025; interested persons still can.</p> <p>Directs the Court to prioritize appeals of municipal permits for housing development over other cases.</p> <p>Not in S.127.</p>
16	24 V.S.A. § 4465	<p>Amends the definition of “interested person” to remove any 20 persons from the persons who can appeal permit decisions. This works together</p>

		<p>with the “person aggrieved” so that both interested persons and persons aggrieved can appeal.</p> <p>Not in S.127.</p>
17	24 V.S.A. § 4441	<p>Allows towns to not hold hearings on bylaw amendments that are required by amendments to the statutes.</p> <p>Not in S.127.</p>
<b>LURB Study</b>		
18	2024 Acts and Resolves No. 181, Sec. 11a	<p>Moves the deadline for the Appeals Study from January 15, 2026 to November 15, 2025. Also, asks the LURB to specify in the report what resources it would need in order to hear appeals.</p> <p>In S.127 as passed the Senate.</p>
<b>Brownfields</b>		
19	10 V.S.A. § 6604c.	<p>This section authorizes development soils to be managed at a location permitted by ANR under an insignificant waste event approval that contains criteria to ensure that the site is an appropriate receiving site, the soils are managed appropriately, and there are no effects to groundwater.</p> <p>“Development soils” are defined in statute to mean unconsolidated mineral and organic matter overlying bedrock that contains polycyclic aromatic hydrocarbons, arsenic, or lead in concentrations that: exceed the relevant soil screening level for residential soil; when appropriately managed pose no greater risk than the Agency-established soil screening value for the intended reuse of the property and pose no unreasonable risk to human health through a dermal, inhalation, or ingestion exposure pathway; do not leach compounds at concentrations that exceed groundwater enforcement standards; and do not result in an exceedance of Vermont groundwater enforcement standards.</p> <p>In S.127 as passed the Senate.</p>
20	Session Law Report	<p>This section requires ANR to report to the General Assembly as part of its biennial solid waste report regarding the status of the management of development soils in the State, including the number of insignificant waste events permitted, the number of categorical solid waste facilities certified for development soils, a summary of how the majority of development soils are managed in the State, and the cost estimate for each management method.</p> <p>In S.127 as passed the Senate.</p>
21	10 V.S.A. § 6641	<p>This section provides that ANR when conducting the review of the eligibility and approval of Brownfield sites shall prioritize the review of</p>

		remediation at a site that contains housing or is planned for construction or rehabilitation of single-family or multi-family housing.  In S.127 as passed the Senate.
22	Session Law Report	This section requires ANR to report to the General Assembly to improve the efficiency of the Brownfields program. ANR shall survey stakeholders and analyze the strengths and weaknesses of the Program. ANR shall recommend whether a program to improve the Program should be implemented.  In S.127 as passed the Senate.
23	2023 Acts and Resolves No. 78, Sec. B.1103	This section, in combination with language in the budget, will amend an appropriation to DEC in fiscal year 2024 for the Brownfields Program. ANR is asking that the appropriation be amended so that the money be deposited into the Environmental Contingency Fund, for assessment, planning, and cleanup of Brownfields sites. This change will give ANR more flexibility on how to spend the appropriations for Brownfields.  In S.127 as passed the Senate.
Smoke & Carbon Monoxide Alarms		
24 – 25	9 V.S.A. Chapter 77	These two sections make technical amendments to the statutes regarding smoke and carbon monoxide alarms to allow for UL 217 compliant smoke and carbon monoxide alarms. This technical change is at the request of the Division of Fire Safety.  In S.127 as passed the Senate.
Positive Rental Payment Pilot Program		
26 – 26a	Session Law	This section will authorize the State Treasurer to develop and implement a two-year residential rental payment pilot program. The Treasurer will contract with a third party to administer the program, which is intended to enroll no more than 10 property owners and no more than 100 participants.  Once enrolled, the third-party administrator will facilitate reporting timely rental payments of the participating tenants to consumer reporting agencies. Tenants are not charged for participation and are notified that the tenant may voluntarily withdraw from the program at any time and that failure to make timely payments may result in being terminated from the program.  The State Treasurer shall provide an interim report on November 1, 2027 and a final report on November 1, 2028. Information in the report shall include demographic information of participants, cost breakdowns, challenges identified, outcome analysis, and recommendations for legislative action.

		<p>Section 26a states that the State Treasurer shall not be required to implement the pilot unless funds are appropriated for that purpose.</p> <p>Not in S.127.</p>
Tax Increment Financing		
27	24 V.S.A. chapter 53, subchapter 7	<p>This section creates the Community and Housing Infrastructure Program (CHIP), which is a project-based approach to tax increment financing that stimulates housing development. The Program authorizes municipalities to apply both education (80%) and municipal (100%) incremental property tax revenues to financing and related costs for infrastructure projects approved by the Vermont Economic Progress Council (VEPC). A municipality may finance the project itself, but distinctive to this tax increment financing approach is the ability for a municipality to engage a sponsor (a developer or independent agency) to finance the project and to pay that sponsor back with the tax increment. To avail itself of the Program, a municipality must enter into an agreement with a developer to ensure that a housing development is built in response to the project. The development must include at least some housing affordable to a household at 150% of AMI and must be in an eligible location, which includes areas designated Tier 1 or Tier 2; areas for which there is an interim housing exemption from Act 250; areas for which the housing development site is compatible with regional and town land use plans; and existing settlements and areas within one-half mile of an existing settlement. VEPC is authorized to adopt rules to implement the Program.</p> <p>In S.127 as passed the Senate.</p>
28	32 V.S.A. § 3325	<p>This section amends the authorizing statute for VEPC to align the administrative provisions for CHIP with those for TIF districts.</p> <p>In S.127 as passed the Senate.</p>
Effective Dates		
29		<p>July 1, 2025, except that Secs. 4 (Rental Housing Revolving Loan Fund), 7 (repeal; Act 181 prospective landlord certificate changes), and this section shall take effect on passage.</p>