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# Vermont League of Cities and Towns An Act Related to Housing

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VLCT supports efforts to enable the development of housing that communities have envisioned, planned for, and allow.



# Drawing the Plan: Local Land Use Decisions

Existing state law requires robust public process and a high level of transparency for municipal planning, zoning, budgeting, tax writing, debt acquisition, expenditure, auditing, and more.

1. **The Municipal Plan:** is developed through a citizen led process, adopted by the legislative body, shared with statutory parties, and then must be approved by the RPC and DHCD. Each action of a local body and subsequent amendments require a public hearing. The Plan must contain 12 elements required by state law.
2. **Designated Areas:** (formerly) identify the areas within the municipality most suitable and desired for growth. They are created by essentially the same local process, followed by a DHCD Staff Review and must have approval by the Vermont Downtown Development Board (now the Community Investment Board).
3. **Act 181:** Creates a new process for municipalities to pursue Act 250 permit exemption for their designated growth areas, now called Tier 1a and Tier 1b
  - Tier 1a: Municipality applies to the Land Use Review Board
  - Tier 1b: Mapped by RPCs, approved by the LURB
  - Tier 3: Will be mapped according to rules set by LURB & ANR
  - Tier 2: Is not Tier 1 or Tier 3



# Writing the Rules: Local Zoning Bylaw

Zoning Bylaws may be created to enforce the municipal plan within the authorities prescribed by state law.

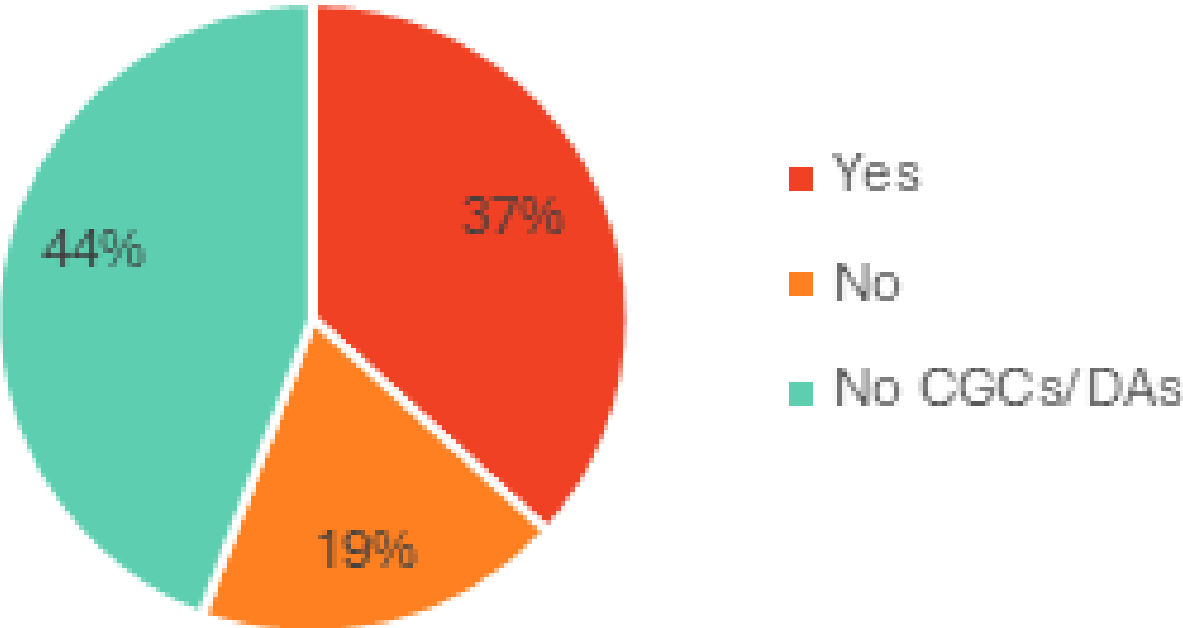
- Many state preemptions exist to limit bylaw authority
- Zoning bylaws may begin at a citizen commission level or at a subcommittee of the legislative body.
- Some charters require additional process
- For substantial zoning changes additional outreach, long drafting and periods of deliberation, research, feasibility study, assessing infrastructure capacity, joint hearings, etc. are typical
- At a minimum, to adopt or amend a bylaw the appropriate municipal panel must:
  - Publish a public report, consistent with municipal plan
  - Hold a public hearing
  - 15-day notice period and statutory notices



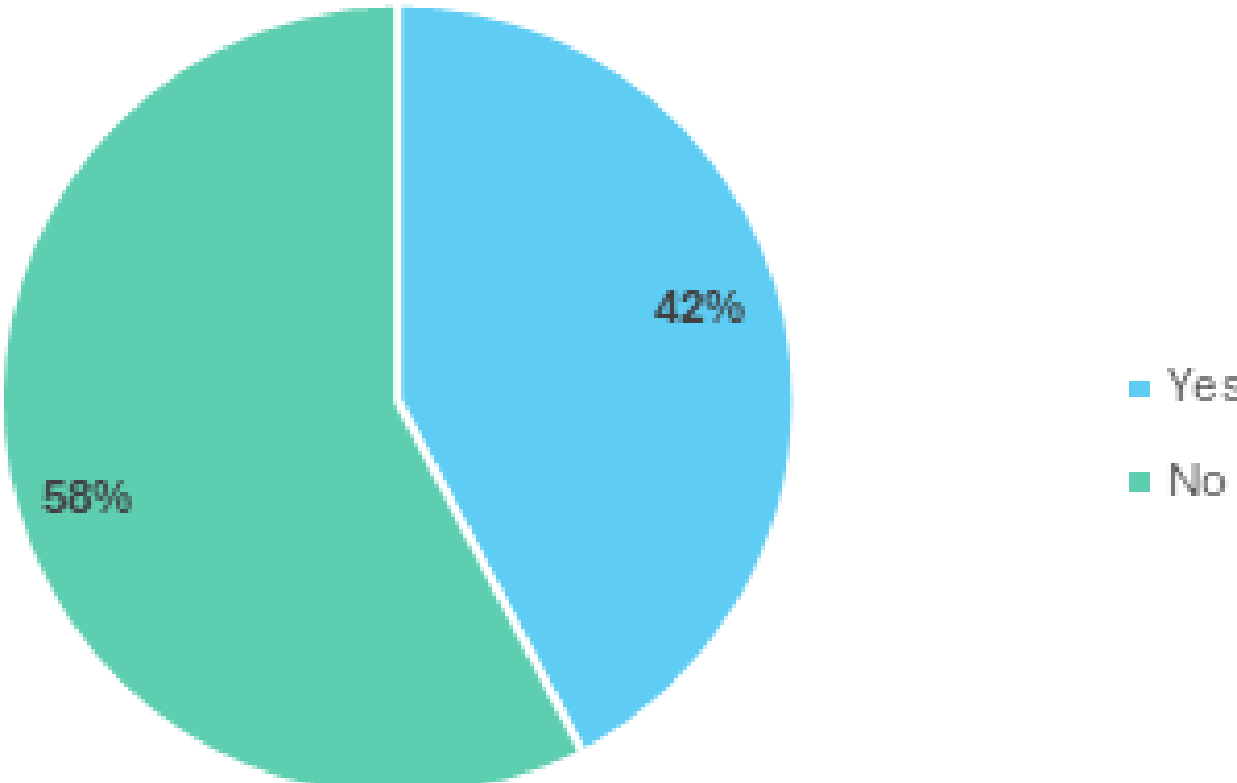
# Municipal Zoning Preemptions

VLCT supports the option to adopt zoning preemptions without a hearing in Section 18 of H.497. Municipalities are on track to implement Act 47 & Act 181, with only 13% of survey respondents reporting they have “not started”. Reasons include: other priorities, lack of Technical Assistance, lack of funding.

Preemption Compliance



Minimum Provisions Exceeded



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# Questions???



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