

S.299

Introduced by Senator Mattos

Referred to Committee on

Date:

Subject: Conservation and development; private preserves; fish and wildlife;
posting of land; requirements for posting; disclosure on transfer of
property

Statement of purpose of bill as introduced: This bill proposes to amend the
requirements for the posting of land against hunting and fishing to change the
recording requirement from annually to once every five years. This bill also
would require that a seller disclose that the property is posted at the time of
transfer.

An act relating to posting of land

It is hereby enacted by the General Assembly of the State of Vermont:

Sec. 1. 10 V.S.A. § 5201 is amended to read:

§ 5201. NOTICES; POSTING

(a)(1) An owner, or a person having the exclusive right to take game upon
land or the waters thereon, who desires to protect ~~his or her~~ the owner's land or
private pond or propagation farm over which ~~he or she~~ the owner has exclusive
control may maintain notices stating that:

1 (A) the shooting, trapping, or taking of game or wild animals is
2 prohibited or is by permission only;

3 (B) fishing or the taking of fish is prohibited or is by permission
4 only; or

5 (C) fishing, hunting, trapping, or taking of game is prohibited or is by
6 permission only.

7 (2) "Permission only signs" authorized under this section shall contain
8 the owner's name and a method by which to contact the property owner or a
9 person authorized to provide permission to hunt, fish, or trap on the property.

10 (b) Notices prohibiting the taking of game shall be erected upon or near the
11 boundaries of lands to be affected with notices at each corner and not over 400
12 feet apart along the boundaries thereof. Legible signs must be maintained at
13 all times and shall be dated ~~each year~~ every five years or after a change in land
14 ownership. These signs shall be of a standard size and design as the
15 Commissioner shall specify.

16 (c) The owner or person posting the lands shall record this posting ~~annually~~
17 every five years in the town clerk's office of the town in which the land is
18 located. The posting shall be valid and enforceable for five years after the date
19 the posting is recorded. The recording form shall be furnished by the
20 Commissioner and shall be filled out in triplicate, one copy to be retained by
21 the town clerk, one copy to the Commissioner, and one copy to be retained by

1 the person having the right to post the lands. The forms shall contain the
2 information as to the approximate number of acres posted, location in town,
3 date of posting, and signature of person so posting the lands. The town clerk
4 shall file the record, and it shall be open to public inspection. The town clerk
5 shall retain a fee of \$5.00 for this recording.

6 (d) Land posted as provided in subsection (b) of this section shall be
7 enclosed land for the purposes herein.

8 Sec. 2. 27 V.S.A. § 618 is added to read:

9 § 618. DISCLOSURE OF INFORMATION; POSTING OF LAND

10 (a) Disclosure of posted property. Prior to or as part of a contract for the
11 conveyance of real property, the seller shall notify the buyer whether the
12 property is posted pursuant to 10 V.S.A. § 5201.

13 (b) Marketability of title. Noncompliance with the requirements of this
14 section shall not affect the marketability of title of a property.

15 Sec. 3. EFFECTIVE DATE

16 This act shall take effect on July 1, 2026.