What does S.325 do?

1. It pushes back the implementation of Act 181 deadlines (Commentary: While people differed on how much time was needed, EVERYONE agreed that more time was needed for each of these elements. The new implementation dates are after the next legislative session so there's more time if we need further policy changes.):
    a. Road Rule (Jan. 1, 2030)
    b. Tier 3 Rule making and implementation (June 30th, 2028)
    c. Criterion 8c (Forest fragmentation, Jan 1, 2028)
    d. Interim exemptions for housing (Jan. 1, 2030)
        i. For ADUs
        ii. Converting commercial structures for housing (29 units or fewer)
        iii. 50 or fewer units on 10 acres of land in village centers or urbanized areas
        iv. 75 or fewer units in growth areas with public water or sewer, or adequate soils

2. It makes Priority Housing Projects permanent for anywhere that is eligible for Tier 1b but they haven't opted in. (Commentary: it's possible that some places will never opt in to Tier 1b, but we still want more housing in those places)

3. Makes it so that a municipality doesn't need to enforce all of the Act 250 permits in an area in order for it to become Tier 1a. They will only take over the permits as they come up for amendment, organically, one at a time. (Commentary: This was a major concern of our biggest towns that we anticipate wanting Tier 1a status.)

4. It makes it so that the LURB can apply fewer than all of the criteria of Act 250 for Tier 3 and the Road Rule. (Commentary: The LURB wants this, but they don't think they have the authority to under statute right now, and this was the intention of Act 181. This should make it a much lighter lift where Tier 3 does apply.)

5. It makes it so that municipal and regional plans that would have expired are extended so that towns and regions can have more time to align their maps with the Future Land Use Maps. (Commentary: This was especially helpful for places in Rutland and Addison County whose maps are going to expire this summer)

6. Struck by Sen. Appropriations: It adds money for the LURB to do engagement and education regarding Tier 3 (Commentary: This was one of the asks from the Rural Caucus. They wanted a mailer. We may not have enough money for a mailer, but this is something the Appropriations Committee can decide. At least the ask is in here).

7. Struck by Sen. Appropriations: It adds money for DHCD to create more blueprints for 802 Homes, so we can have additional different types of blueprints pre-approved (so it can

skip a municipality's DRB process). (Commentary: This is a great program being piloted right now, but it would be helpful if there was a greater diversity of types of blueprints)

8. It requires that DHCD create a report on how to limit municipal appeals from happening in the first place. (Commentary: this calls for a report on the 802 Homes pilot and looks at other pre-approval design options).

9. Creates a process for municipalities to request Tier 1b status outside of the normal regional plan review process, which can take 6-8 months.

10. Makes it clear that municipalities can have more than one Tier 1b area.

11. Cleans up the future land use planning process and the Community Investment Board statutes regarding future land use maps.

12. Expands the definition of areas planned for growth - areas eligible for Tier 1 and state assistance - to include non-historic and emerging centers.