

Stewart

PROPERTY MANAGEMENT

To: Representative Marc Milhaly
From: Nancy Crawford, Stewart Property Management
Date: March 16, 2026
Subject: Support for H.772 – Preserving and Protecting Vermont's Rental Housing Supply

Dear Representative Mihaly:

I have been working as a housing provider for 37 years, specifically with Federally funded housing.

As a housing provider in Southern Vermont, I am writing to urge your support for H.772, An act relating to residential rental agreements, eviction procedures, and the creation of the positive rental payment credit reporting pilot program. This bill offers a balanced approach to sustaining the housing market by prioritizing safety, stability, and accountability. It provides the tools needed to maintain a secure living environment for all and a viable business model for landlords, while supporting responsible tenants, preventing unnecessary displacement and keeping units on the rental market.

I believe H.772 represents a necessary compromise that protects tenants, supports professional landlords, and addresses the root causes of our housing supply shortage, primarily for these five reasons:

- Eviction Timeline, Protecting and Restoring Housing Supply: Rental housing availability is worsened every time a unit is taken "offline" due to extreme damage. When the eviction process is stalled by technicalities rather than merits, irresponsible behavior can lead to properties being "trashed," requiring months of vacancy for repairs. H.772 helps ensure that units remain available for the thousands of Vermonters who need them.
- No-Trespass Rules Prioritize Community Safety and a "Right to Safety" for All Tenants: While some argue that no-trespass changes impact "right to assembly," the reality is about the safety of law-abiding neighbors. Current laws often leave remaining tenants vulnerable to the "guests" of former residents who have already been legally removed. By clarifying no-trespass rules post-eviction, H.772 protects the security and peace of mind of tenants who remain safely housed.
- Professionalizing the Rental Market: H.772 is a true compromise. It raises the bar for landlords by increasing responsibility for routine health and safety inspections. Housing providers in Southern Vermont welcome this accountability, where high standards are the norm, not the exception.
- Building Tenant Success through Credit Reporting: I am particularly excited about the "Positive Rental Payment Credit Reporting Pilot Program." By allowing on-time payments to count toward a tenant's credit score, we would be helping our residents build a more stable financial future.
- Encouraging Investment: H.772 encourages more people to invest in Vermont's housing stock rather than pulling units off the market due to legal uncertainty. We need a system that is predictable and fair to attract housing developers to Vermont.

I urge you to support H.772 as a common-sense solution for a healthier Vermont.

Sincerely,

Nancy Crawford, Occupancy Manager
Brattleboro, West Dover, Whitingham, Vernon, Townshend



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15 Butterfield Drive, West Dover, VT 05356 • (802) 464-9700 FAX (802) 276-1055

ncrawford@stewartproperty.net • www.stewartproperty.net