Side-by-Side Comparison

H.479 and S.127 as introduced

H.479 as introduced	S.127 as introduced
Sec. 1. § 699. VERMONT RENTAL HOUSING IMPROVEMENT PROGRAM (a) Creation of Program. * * * (5)(A) The Department may cooperate with and subgrant funds to State agencies and governmental subdivisions and public and private organizations in order to carry out the purposes of this subsection. (B) Solely with regards to actions undertaken pursuant to this subdivision, entities carrying out the provisions of this section, including grantees, subgrantees, and contractors of the State, shall be exempt from the provisions of 8 V.S.A. chapter 73 (licensed lenders, mortgage brokers, mortgage loan originators, sales finance companies, and loan solicitation companies). * * * (d) Program requirements applicable to grants and forgivable loans. (1)(A) A grant or loan shall not exceed~~:~~ ~~(i) $70,000.00 per unit, for rehabilitation or creation of an eligible rental housing unit meeting the applicable building accessibility requirements under the Vermont Access Rules; or~~ ~~(ii)~~ $50,000.00 per unit, for rehabilitation or creation of any other eligible rental housing unit. Up to an additional $20,000.00 per unit may be made available for specific elements that collectively bring the unit to the visitable	**Sec. 1.** § 699. VERMONT RENTAL HOUSING IMPROVEMENT PROGRAM (a) Creation of Program. * * * (5)(A) The Department may cooperate with and subgrant funds to State agencies and governmental subdivisions and public and private organizations in order to carry out the purposes of this subsection (a). (B) Solely with regards to actions undertaken pursuant to this subdivision (5), entities, including grantees, subgrantees, and contractors of the State, shall be exempt from the provisions of 8 V.S.A. chapter 73 (licensed lenders, mortgage brokers, mortgage loan originators, sales finance companies, and loan solicitation companies). * * * (d) Program requirements applicable to grants and forgivable loans. (1)(A) A grant or loan shall not exceed~~:~~ ~~(i) $70,000.00 per unit, for rehabilitation or creation of an eligible rental housing unit meeting the applicable building accessibility requirements under the Vermont Access Rules; or~~ ~~(ii)~~ $50,000.00 per unit~~,~~ for rehabilitation or creation of any other eligible rental housing unit. Up to an additional $20,000.00 per unit may be made available for specific elements

<u>standard outlined in the rules adopted by the Vermont Access Board.</u> * * * (e) Program requirements applicable to grants and five-year forgivable loans. For a grant or five-year forgivable loan awarded through the Program, the following requirements apply for a minimum period of five years: (1) A landlord shall coordinate with nonprofit housing partners and local ~~coordinated entry~~ <u>homelessness service</u> organizations <u>approved by the Department</u> to identify potential tenants. (2)(A) Except as provided in subdivision (2)(B) of this subsection (e), a landlord shall lease the unit to a household that is: (i) exiting homelessness, including any individual under 25 years of age who secures housing through a master lease held by a youth service provider on behalf of individuals under 25 years of age; (ii) actively working with an immigrant or refugee resettlement program; ~~or~~ (iii) composed of at least one individual with a disability who <u>receives or</u> is ~~eligible~~ <u>approved</u> to receive Medicaid-funded ~~home and community based~~ <u>home- and community-based</u> services <u>or Social Security Disability Insurance; or</u> <u>(iv) with approval from the Department in writing, an organization that will hold a master lease that explicitly states the unit will be used in service of the populations described in this subsection (e)</u>. * * *	<u>that collectively bring the unit to the visitable standard outlined in the rules adopted by the Vermont Access Board.</u> * * * (e) Program requirements applicable to grants ~~and five-year forgivable loans~~. For a grant ~~or five-year forgivable loan~~ awarded through the Program, the following requirements apply for a minimum period of five years: (1) A landlord shall coordinate with nonprofit housing partners and local ~~coordinated entry~~ <u>homelessness service</u> organizations <u>approved by the Department</u> to identify potential tenants. (2)(A) Except as provided in subdivision ~~(2)~~(B) of this ~~subsection~~ <u>subdivision</u> (e)<u>(2)</u>, a landlord shall lease the unit to a household that is: (i) exiting homelessness, including any individual under 25 years of age who secures housing through a master lease held by a youth service provider on behalf of individuals under 25 years of age; (ii) actively working with an immigrant or refugee resettlement program; ~~or~~ (iii) composed of at least one individual with a disability who <u>receives or</u> is ~~eligible~~ <u>approved</u> to receive Medicaid-funded ~~home and community based~~ <u>home- and community-based</u> services <u>or Social Security Disability Insurance;</u> <u>(iv) displaced due to activity related to climate change or due to a natural disaster; or</u> <u>(v) with approval from the Department in writing, an organization that will hold a master lease that explicitly states the unit will be used in service of the populations described in this subsection (e)</u>. * * *

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(4)(A) A landlord may convert a grant to a forgivable loan upon approval of the Department and the housing organization that approved the grant.
(B) A landlord who converts a grant to a forgivable loan shall receive a ~~10-percent~~ prorated credit for loan forgiveness for each year in which the landlord participates in the Program.
(f) Requirements applicable to 10-year forgivable loans. For a 10-year forgivable loan awarded through the Program, the following requirements apply for a minimum period of 10 years:
(1) ~~A landlord shall coordinate with nonprofit housing partners and local coordinated entry organizations to identify potential tenants~~ The total cost of rent for the unit, including utilities not covered by rent payments, shall not exceed the applicable fair market rent established by the Department of Housing and Urban Development, except that a landlord may accept a housing voucher that exceeds fair market rent, if available.
(2)~~(A) Except as provided in subdivision (2)(B) of this subsection (f), a landlord shall lease the unit to a household that is:~~
~~(i) exiting homelessness, including any individual under 25 years of age who secures housing through a master lease held by a youth service provider on behalf of individuals under 25 years of age;~~
~~(ii) actively working with an immigrant or refugee resettlement program; or~~
~~(iii) composed of at least one individual with a disability who is eligible to receive Medicaid-funded home and community based services.~~
~~(B) If, upon petition of the landlord, the Department or the housing organization that issued the grant determines that a~~
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(1) ~~A landlord shall coordinate with nonprofit housing partners and local coordinated entry organizations to identify potential tenants~~ The total cost of rent for the unit, including utilities not covered by rent payments, shall not exceed the applicable fair market rent established by the Department of Housing and Urban Development, except that a landlord may accept a housing voucher that exceeds fair market rent, if available.
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~~household under subdivision (2)(A) of this subsection (f) is not available to lease the unit, then the landlord shall lease the unit:~~ ~~(i) to a household with an income equal to or less than 80 percent of area median income; or~~ ~~(ii) if such a household is unavailable, to another household with the approval of the Department or housing organization.~~ ~~(3)(A) A landlord shall accept any housing vouchers that are available to pay all, or a portion of, the tenant's rent and utilities.~~ ~~(B) If no housing voucher or federal or State subsidy is available, the cost of rent for the unit, including utilities not covered by rent payments, shall not exceed the applicable fair market rent established by the Department of Housing and Urban Development.~~ ~~(4)~~ The Department shall forgive ~~10 percent of the~~ a prorated amount of a forgivable loan for each year a landlord participates in the loan program. (g) Minimum funding for grants and five-year forgivable loans. (1) Annually, the Department shall establish a minimum allocation of funding set aside to be used for five-year grants or forgivable loans to serve eligible households pursuant to subsection (e) of this section. Remaining funds may be used for either five-year grants or forgivable loans or 10-year forgivable loans pursuant to subsection (f) of this section. The set aside shall be a minimum of 30 percent of funds disbursed annually. (2) The Department shall consult with the Agency of Human Services to evaluate factors in establishing the amount of the set aside, including: (A) the availability of housing vouchers;	~~household under subdivision (2)(A) of this subsection (f) is not available to lease the unit, then the landlord shall lease the unit:~~ ~~(i) to a household with an income equal to or less than 80 percent of area median income; or~~ ~~(ii) if such a household is unavailable, to another household with the approval of the Department or housing organization.~~ ~~(3)(A) A landlord shall accept any housing vouchers that are available to pay all, or a portion of, the tenant's rent and utilities.~~ ~~(B) If no housing voucher or federal or State subsidy is available, the cost of rent for the unit, including utilities not covered by rent payments, shall not exceed the applicable fair market rent established by the Department of Housing and Urban Development.~~ ~~(4)~~ The Department shall forgive ~~10 percent of the~~ a prorated amount of a forgivable loan for each year a landlord participates in the loan program.

(B) the current need for housing for eligible households; (C) the ability and desire of landlords to house eligible households; (D) the support services available for landlords; and (E) the prior uptake and success rates for participating landlords. (3) The Department shall coordinate with the local Coordinated Entry Lead Agencies and HomeOwnership Centers to direct referrals for those individuals or families prioritized to be housed pursuant to the five-year grants or forgivable loans. (4) Funds from the set aside not utilized after one year shall become available for 10-year forgivable loans. (5) The Department shall annually publish the amount of the set aside on its website.	
* * *	* * *
(i) Creation of the Vermont Rental Housing Improvement Program Revolving Fund. Funds repaid or returned to the Department from forgivable loans or grants funded by the Program shall return to the Vermont Rental Housing Improvement Revolving Fund to be used for Program expenditures and administrative costs at the discretion of the Department.	(i) Creation of the Vermont Rental Housing Improvement Program Revolving Fund. Funds repaid or returned to the Department from forgivable loans or grants funded by the Program shall return to the Vermont Rental Housing Improvement Revolving Fund to be used for Program expenditures and administrative costs at the discretion of the Department.
(j) Annually, the Department shall submit a report to the House Committees on Human Services and on General and Housing and the Senate Committee on Economic Development, Housing and General Affairs regarding the following: (1) separately, the number of units funded and the number of units rehabilitated through grants, through a five-year forgivable loan, and through a 10-year forgivable loan; (2) for grants and five-year forgivable loans, for the first year after the expiration of the lease requirements outlined in	

subdivision (e)(2)(A) of this section, whether the unit is still occupied by a tenant who meets the qualifications of that subdivision; (3) for each program, for the first year after the expiration of the applicable lease requirements outlined in this section, the amount of rent charged by the landlord and how that rent compares to fair market rent established by the Department of Housing and Urban Development; and (4) the rate of turnover for tenants housed utilizing grants or five-year forgivable loans and 10-year forgivable loans separately.	
Sec. 2. § 700. VERMONT MANUFACTURED HOME IMPROVEMENT AND REPAIR PROGRAM (a) There is created within the Department of Housing and Community Development the Manufactured Home Improvement and Repair Program. The Department shall design and implement the Program to award funding to statewide or regional nonprofit housing organizations, or both, to provide financial assistance or awards to manufactured homeowners and manufactured home park owners to improve existing homes, incentivize new slab placement for prospective homeowners, and incentivize park improvements for infill of more homes. (b) The following projects are eligible for funding through the Program: (1) The Department may award up to $20,000.00 to owners of manufactured housing communities to complete small-scale capital needs to help infill vacant lots with homes, including disposal of abandoned homes, lot grading and	**Sec. 2.** § 700. VERMONT MANUFACTURED HOME IMPROVEMENT AND REPAIR PROGRAM (a) There is created within the Department of Housing and Community Development the Manufactured Home Improvement and Repair Program. The Department shall design and implement the Program to award funding to statewide or regional nonprofit housing organizations, or both, to provide financial assistance or awards to manufactured homeowners and manufactured home park owners to improve existing homes, incentivize new slab placement for prospective homeowners, and incentivize park improvements for infill of more homes. (b) The following projects are eligible for funding through the Program: (1) The Department may award up to $20,000.00 to owners of manufactured housing communities to complete small-scale capital needs to help infill vacant lots with homes, including disposal of abandoned homes, lot grading and

preparation, the siting and upgrading of electrical boxes, enhancing E-911 safety issues, transporting homes out of flood zones, and improving individual septic systems. Costs awarded under this subdivision may also cover legal fees and marketing to help make it easier for home-seekers to find vacant lots around the State. (2) The Department may award funding to manufactured homeowners for which the home is their primary residence to address habitability and accessibility issues to bring the home into compliance with safe living conditions. (3) The Department may award up to $15,000.00 per grant to a homeowner to pay for a foundation or federal Department of Housing and Urban Development-approved slab, site preparation, skirting, tie-downs, and utility connections on vacant lots within a manufactured home community. (c) The Department may adopt rules, policies, and guidelines to aid in enacting the Program.	preparation, the siting and upgrading of electrical boxes, enhancing E-911 safety issues, transporting homes out of flood zones, and improving individual septic systems. Costs awarded under this subdivision may also cover legal fees and marketing to help make it easier for homeseekers to find vacant lots around the State. (2) The Department may award funding to manufactured homeowners for which the home is their primary residence to address habitability and accessibility issues to bring the home into compliance with safe living conditions. (3) The Department may award up to $15,000.00 per grant to a homeowner to pay for a foundation or federal Department of Housing and Urban Development-approved slab, site preparation, skirting, tie-downs, and utility connections on vacant lots within a manufactured home community. (c) The Department may adopt rules, policies, and guidelines to aid in enacting the Program.
Sec. 3. § 4686. VERMONT INFRASTRUCTURE SUSTAINABILITY FUND (a) Creation. There is created the Vermont Infrastructure Sustainability Fund within the Vermont Bond Bank. (b) Purpose. The purpose of the Fund is to provide capital to extend and increase capacity of water and sewer service and other public infrastructure in municipalities where lack of extension or capacity is a barrier to housing development. (c) Administration. The Vermont Bond Bank may administer the Fund in coordination with and support from other	**Sec. 3.** § 4686. VERMONT INFRASTRUCTURE SUSTAINABILITY FUND (a) Creation. There is created the Vermont Infrastructure Sustainability Fund within the Vermont Bond Bank. (b) Purpose. The purpose of the Fund is to provide capital to extend and increase capacity of water and sewer service and other public infrastructure in municipalities where lack of extension or capacity is a barrier to housing development. (c) Administration. The Vermont Bond Bank may administer the Fund in coordination with and support from other

State agencies, government component parts, and quasi-governmental agencies. (d) Program parameters. (1) The Vermont Bond Bank, in consultation with the Department of Housing and Community Development, shall develop program guidelines to effectively implement the Fund. (2) The program shall provide low-interest loans or bonds to municipalities to expand infrastructure capacity. Eligible activities include: (A) preliminary engineering and planning; (B) engineering design and bid specifications; (C) construction for municipal waste and wastewater systems; (D) transportation investments, including those required by municipal regulation, the municipality's official map, designation requirements, or other planning or engineering identifying complete streets and transportation and transit related improvements, including improvements to existing streets; and (E) other eligible activities as determined by the guidelines produced by the Vermont Bond Bank in consultation with the Department of Housing and Community Development. (e) Application requirements. Eligible project applications shall demonstrate: (1) the project will create reserve capacity necessary for new housing unit development; (2) the project has a direct link to housing unit production; and (3) the municipality has a commitment to own and operate the project throughout its useful life.	State agencies, government component parts, and quasi-governmental agencies. (d) Program parameters. (1) The Vermont Bond Bank, in consultation with the Department of Housing and Community Development, shall develop program guidelines to effectively implement the Fund. (2) The program shall provide low-interest loans or bonds to municipalities to expand infrastructure capacity. Eligible activities include: (A) preliminary engineering and planning; (B) engineering design and bid specifications; (C) construction for municipal waste and wastewater systems; (D) transportation investments, including those required by municipal regulation, the municipality's official map, designation requirements, or other planning or engineering identifying complete streets and transportation and transit related improvements, including improvements to existing streets; and (E) other eligible activities as determined by the guidelines produced by the Vermont Bond Bank in consultation with the Department of Housing and Community Development. (e) Application requirements. Eligible project applications shall demonstrate: (1) the project will create reserve capacity necessary for new housing unit development; (2) the project has a direct link to housing unit production; and (3) the municipality has a commitment to own and operate the project throughout its useful life.

(f) Application criteria. In addition to any criteria developed in the program guidelines, project applications shall be evaluated using the following criteria: (1) whether there is a direct connection to proposed or in-progress housing development with demonstrable progress toward regional housing targets; (2) whether the project is an expansion of an existing system and the proximity to a designated area; (3) the project readiness and estimated time until the need for financing; and (4) the demonstration of financing for project completion or completion of a project component.	(f) Application criteria. In addition to any criteria developed in the program guidelines, project applications shall be evaluated using the following criteria: (1) whether there is a direct connection to proposed or in-progress housing development with demonstrable progress toward regional housing targets; (2) whether the project is an expansion of an existing system and the proximity to a designated area; (3) the project readiness and estimated time until the need for financing; (4) the ranking of the community on the Vermont Department of Finance and Management, Vermont Community Index; and (5) the demonstration of financing for project completion or completion of a project component.
(g) Award terms. The Vermont Bond Bank, in consultation with the Department of Housing and Community Development, shall establish award terms that may include: (1) the maximum loan or bond amount; (2) the maximum term of the loan or bond amount; (3) the time by which amortization shall commence; (4) the maximum interest rate; (5) whether the loan is eligible for forgiveness and to what percentage or amount; (6) the necessary security for the loan or bond; and (7) any additional covenants encumbering the improved properties to further secure the loan or bond.	(g) Award terms. The Vermont Bond Bank, in consultation with the Department of Housing and Community Development, shall establish award terms that may include: (1) the maximum loan or bond amount; (2) the maximum term of the loan or bond amount; (3) the time by which amortization shall commence; (4) the maximum interest rate; (5) whether the loan is eligible for forgiveness and to what percentage or amount; (6) the necessary security for the loan or bond; and (7) any additional covenants encumbering the improved properties to further secure the loan or bond.
(h) Revolving fund. Any funds repaid or returned from the Infrastructure Sustainability Fund shall be deposited into the Fund and used to continue the program established in this section.	(h) Revolving fund. Any funds repaid or returned from the Infrastructure Sustainability Fund shall be deposited into the Fund and used to continue the program established in this section.

Sec. 4.	**Sec. 5.**
RESIDENTIAL UNIVERSAL DESIGN STANDARDS; STUDY COMMITTEE; REPORT	STATE HOUSING AND RESIDENTIAL SERVICES PLANNING COMMITTEE; REPORT
(a) Creation. There is created the Residential Universal Design Study Committee to explore implementation of statewide universal design standards for all residential buildings.	(a) Creation. There is created the State Housing and Residential Services Planning Committee to generate a State plan to develop housing for individuals with developmental disabilities.
(b) Membership. The Committee shall be composed of the following members:	(b) Membership. The Committee shall be composed of the following members:
(1) one member of the House of Representatives, who shall be appointed by the Speaker of the House;	(1) one current member of the House of Representatives, who shall be appointed by the Speaker of the House;
(2) one member of the Senate, who shall be appointed by the Committee on Committees;	(2) one current member of the Senate, who shall be appointed by the Committee on Committees;
(3) one member, appointed by the Vermont Builders and Remodelers Association;	(3) the Secretary of the Agency of Human Services or designee;
(4) one member, appointed by the Vermont Chapter of the American Institute of Architects;	(4) the Commissioner of the Department of Disabilities, Aging, and Independent Living or designee;
(5) the Director of Fire Safety or designee;	(5) the Commissioner of the Department of Housing and Community Development or designee;
(6) one member of the Vermont Access Board, appointed by the Chair;	(6) the State Treasurer or designee;
(7) one member, appointed by the Vermont Housing Finance Agency;	(7) one member, appointed by the Developmental Disabilities Housing Initiative;
(8) one member, appointed by the Vermont Housing and Conservation Board;	(8) the Executive Director of the Vermont Developmental Disabilities Council;
(9) one member, appointed by the Vermont Center for Independent Living;	(9) one member, appointed by Green Mountain Self-Advocates;
(10) one member, appointed by the Vermont Developmental Disabilities Council;	(10) one member, appointed by Vermont Care Partners; and
(11) the Commissioner of the Department of Housing and Community Development or designee;	(11) one member, appointed by the Vermont Housing and Conservation Board.

(12) one member, appointed by the Vermont Leagues of Cities and Towns; (13) one member, appointed by the Vermont Assessors and Listers Association; (14) one member, appointed by the Vermont Association of Realtors; (15) the Commissioner of the Department of Disabilities, Aging and Independent Living or designee; and (16) one member, appointed by ADA Inspections Nationwide, LLC.	
(c) Powers and duties. The Committee shall study the development and implementation of statewide universal design standards for residential buildings, including identification and analysis of the following issues: (1) existing federal and state laws regarding Americans with Disabilities Act, 42 U.S.C. §§ 12101–12213, standards and building codes; (2) existing federal, state, and international best practices and standards addressing accessibility and adaptability characteristics of single-family and multiunit buildings; and (3) opportunities and challenges for supporting the residential building industry in meeting universal design standards, including considerations of workforce education and training; (4) cost benefits and impacts of adopting a universal design standard for residential buildings; (5) opportunities and challenges with enforcement of identified standards; and (6) impacts to the valuation and financing of impacted buildings.	(c) Powers and duties. The Committee shall create an actionable plan to develop housing for individuals with developmental disabilities that reflects the diversity of needs expressed by those individuals and their families, including individuals with high-support needs who require 24-hour care and those with specific communication needs. The plan shall include: (1) a schedule for the creation of at least 600 additional units of service-supported housing; (2) the number and description of the support needs of individuals with developmental disabilities anticipated to be served annually; (3) anticipated funding needs; and (4) recommendations for changes in State laws or policies that are obstacles to the development of housing needed by individuals with Medicaid-funded home-and community-based services.
	(d) Assistance. For purposes of scheduling meetings and preparing recommended legislation, the Committee shall have

(d) Assistance. The Committee shall have the administrative, technical, and legal assistance of the Department of Housing and Community Development. (e) Report. On or before November 1, 2025, the Committee shall submit a written report to the House Committee on General and Housing and the Senate Committee on Economic Development, Housing and General Affairs with its findings and any recommendations for legislative action. (f) Meetings. (1) The member of the House of Representatives shall call the first meeting of the Committee to occur on or before June 1, 2025. (2) The Committee shall select a chair from among its members at the first meeting. (3) A majority of the membership shall constitute a quorum. (4) The Committee shall cease to exist on December 1, 2025. (g)(1) Compensation and reimbursement. For attendance at meetings during adjournment of the General Assembly, a legislative member of the Committee serving in the member's capacity as a legislator shall be entitled to per diem compensation and reimbursement of expenses pursuant to 2 V.S.A. § 23 for not more than six meetings. These payments shall be made from monies appropriated to the General Assembly. (2) Members of the Committee who are not otherwise compensated for their time shall be entitled to per diem	the assistance of the Office of Legislative Operations and the Office of Legislative Counsel. (e) Report. On or before November 15, 2025, the Committee shall submit a written report to the House Committees on General and Housing and on Human Services and the Senate Committees on Economic Development, Housing and General Affairs and on Health and Welfare with its findings and any recommendations for legislative action. (f) Meetings. (1) The Secretary of Human Services shall call the first meeting of the Committee to occur on or before July 15, 2025. (2) The Committee shall select a chair from among its members at the first meeting. (3) A majority of the membership shall constitute a quorum. (4) The Committee shall cease to exist on November 30, 2025. (g) Compensation and reimbursement. For attendance at meetings during adjournment of the General Assembly, a legislative member of the Committee serving in the member's capacity as a legislator shall be entitled to per diem compensation and reimbursement of expenses pursuant to 2 V.S.A. § 23 for not more than five meetings. These payments shall be made from monies appropriated to the General Assembly.

compensation as permitted under 32 V.S.A. § 1010 for not more than six meetings. These payments shall be made from monies appropriated to the Committee. (h) Appropriation. The sum of $15,000.00 is appropriated from the General Fund to the Department of Housing and Community Development in fiscal year 2026 for per diem compensation and reimbursement of expenses for members of the Committee and to engage the services of one or more experts as necessary to assist the Committee in its work pursuant to this section.	
Sec. 5. § 5404. DETERMINATION OF EDUCATION PROPERTY TAX GRAND LIST * * * (b) Annually, on or before August 15, the clerk of a municipality, or the supervisor of an unorganized town or gore, shall transmit to the Director in an electronic or other format as prescribed by the Director: education and municipal grand list data, including exemption information and grand list abstracts; tax rates; an extract of the assessor database also referred to as a Computer Assisted Mass Appraisal (CAMA) system or Computer Assisted Mass Appraisal database; and the total amount of taxes assessed in the town or unorganized town or gore. The data transmitted shall identify each parcel by a parcel identification number assigned under a numbering system prescribed by the Director. Municipalities may continue to use existing numbering systems in addition to, but not in substitution for, the parcel identification system prescribed by the Director. If changes or additions to the grand list are made by the listers or other officials authorized to do so after such abstract has been so	**<-------** Not in S.127.

transmitted, such clerks shall forthwith certify the same to the Director. * * *	
Sec. 6. § 5930u. TAX CREDIT FOR AFFORDABLE HOUSING (a) Definitions. As used in this section: * * * (11) "First-generation homebuyer" means a homebuyer who self-attests that the homebuyer is an individual: (A) whose parents or legal guardians: (i) do not have and during the homebuyer's lifetime have not had any residential ownership interest in any state; or (ii) lost ownership of a home due to foreclosure, short sale, or deed-in-lieu of foreclosure and have not owned a home since that loss; or (B) who has at any time been placed in foster care. * * * (g) Credit allocation. (1) In any fiscal year, the allocating agency may award up to: (A) $400,000.00 in total first-year credit allocations to all applicants for rental housing projects, for an aggregate limit of $2,000,000.00 over any given five-year period that credits are available under this subdivision (A). (B) $675,000.00 in total first-year credit allocations for loans or grants for owner-occupied unit financing or down payment loans as provided in subdivision (b)(2) of this section consistent with the allocation plan, including for new construction and manufactured housing, for an aggregate limit of $3,375,000.00 over any given five-year period that credits are	**Sec. 4.** § 5930u. TAX CREDIT FOR AFFORDABLE HOUSING (a) Definitions. As used in this section: * * * (11) "First-generation homebuyer" means a homebuyer who self-attests that the homebuyer is an individual: (A) whose parents or legal guardians: (i) do not have and during the homebuyer's lifetime have not had any residential ownership interest in any state; or (ii) lost ownership of a home due to foreclosure, short sale, or deed-in-lieu of foreclosure and have not owned a home since that loss; or (B) who has at any time been placed in foster care. * * * (g) Credit allocation. (1) In any fiscal year, the allocating agency may award up to: (A) $400,000.00 in total first-year credit allocations to all applicants for rental housing projects, for an aggregate limit of $2,000,000.00 over any given five-year period that credits are available under this subdivision (A). (B) $675,000.00 in total first-year credit allocations for loans or grants for owner-occupied unit financing or down payment loans as provided in subdivision (b)(2) of this section consistent with the allocation plan, including for new construction and manufactured housing, for an aggregate limit of $3,375,000.00 over any given five-year period that credits are

available under this subdivision (B). Of the total first-year credit allocations made under this subdivision (B), $250,000.00 shall be used each fiscal year for manufactured home purchase and replacement. (C) $250,000.00 in total in total first-year credit allocations for grants to first-time homebuyers who are also first-generation homebuyers as provided in subdivision (b)(3)(D) of this section, for an aggregate limit of $1,250,000.00 over any given five-year period that credits are available under this subdivision (C). (2) If the full amount of first-year credits authorized by an award are not allocated to a taxpayer, the Agency may reclaim the amount not allocated and re-award such allocations to other applicants, and such re-awards shall not be subject to the limits set forth in subdivision (1) of this subsection.	available under this subdivision (B). Of the total first-year credit allocations made under this subdivision (B), $250,000.00 shall be used each fiscal year for manufactured home purchase and replacement. (C) $250,000.00 in total first-year credit allocations for grants to first-time homebuyers who are also first-generation homebuyers as provided in subdivision (b)(3)(D) of this section, for an aggregate limit of $1,250,000.00 over any given five-year period that credits are available under this subdivision (C). (2) If the full amount of first-year credits authorized by an award are not allocated to a taxpayer, the Agency may reclaim the amount not allocated and re-award such allocations to other applicants, and such re-awards shall not be subject to the limits set forth in subdivision (1) of this subsection.
(h) Credit allocation; Down Payment Assistance Program. (1) In fiscal year 2016 through fiscal year 2019, the allocating agency may award up to $125,000.00 in total first-year credit allocations for loans through the Down Payment Assistance Program created in subdivision (b)(2) of this section. (2) In fiscal year 2020 through fiscal year 2026, the allocating agency may award up to $250,000.00 in total first-year credit allocations for loans through the Down Payment Assistance Program created in subdivision (b)(3) of this section. (3) In fiscal year 2027 through fiscal year 2031, the allocating agency may award up to $250,000.00 in total first-year credit allocations for loans through the Down Payment Assistance Program created in subdivision (b)(3) of this section.	(h) Credit allocation; Down Payment Assistance Program. (1) In fiscal year 2016 through fiscal year 2019, the allocating agency may award up to $125,000.00 in total first-year credit allocations for loans through the Down Payment Assistance Program created in subdivision (b)(2) of this section. (2) In fiscal year 2020 through fiscal year 2026, the allocating agency may award up to $250,000.00 in total first-year credit allocations for loans through the Down Payment Assistance Program created in subdivision (b)(3) of this section. (3) In fiscal year 2027 through fiscal year 2031, the allocating agency may award up to $250,000.00 in total first-year credit allocations for loans through the Down Payment Assistance Program created in subdivision (b)(3) of this section.

Sec. 7. DHCD LAND BANK REPORT (a) On or before November 1, 2025, the Department of Housing and Community Development shall issue a report to the House Committee on General and Housing and the Senate Committee on Economic Development, Housing and General Affairs outlining a legal framework for implementation of a State land bank. The report shall include proposed legislative language specific to: (1) the creation of a statewide land bank; (2) the authorization of regional or municipal land banks; and (3) the identification of funding proposals to support the sustainability of each separate model. (b) The report shall include an analysis on which option, the creation of a statewide land bank or the authorization of regional or municipal land banks, best serves the interest of Vermont communities, including rural communities.	**<-------** Not in S.127.
Sec. 8. § 8502. DEFINITIONS As used in this chapter: * * * (7) "Person aggrieved" means a person who alleges an injury to a particularized interest protected by the provisions of law listed in section 8503 of this title, attributable to an act or decision by a district coordinator, District Commission, the Secretary, an appropriate municipal panel, or the Environmental Division that can be redressed by the Environmental Division or the Supreme Court. * * *	**<-------** Not in S.127.

Sec. 9. § 8504. APPEALS TO THE ENVIRONMENTAL DIVISION * * * (b) Planning and zoning chapter appeals. (1) Within 30 days of the date of the act or decision, an interested person, as defined in 24 V.S.A. § 4465, <u>or a person aggrieved,</u> who has participated as defined in 24 V.S.A. § 4471 in the municipal regulatory proceeding under that chapter may appeal to the Environmental Division an act or decision made under that chapter by a board of adjustment, a planning commission, or a development review board; provided, however, that decisions of a development review board under 24 V.S.A. § 4420 with respect to local Act 250 review of municipal impacts are not subject to appeal but shall serve as presumptions under chapter 151 of this title. * * * (h) De novo hearing. The Environmental Division, applying the substantive standards that were applicable before the tribunal appealed from, shall hold a de novo hearing on those issues that have been appealed~~, except~~. <u>For a municipal land use permit application for a housing development, if the appeal is of a denial, the Environmental Division shall determine if the application is consistent with the municipal bylaw or land use regulation that directly affects the property or if the appeal is of an approval, if the application is inconsistent with the municipal bylaw or land use regulation that directly affects the property. It shall not be de novo</u> in the case of: (1) a decision being appealed on the record pursuant to 24 V.S.A. chapter 117; <u>or</u> (2) a decision of the Commissioner of Forests, Parks and Recreation under section 2625 of this title being appealed on the record, in which case the court shall affirm the decision, unless it	 **<-------** Not in S.127.

finds that the Commissioner did not have reasonable grounds on which to base the decision. * * * (k) Limitations on appeals. Notwithstanding any other provision of this section: (1) there shall be no appeal from a District Commission decision when the Commission has issued a permit and no hearing was requested or held, or no motion to alter was filed following the issuance of an administrative amendment; (2) a municipal decision regarding whether a particular application qualifies for a recorded hearing under 24 V.S.A. § 4471(b) shall not be subject to appeal; (3) if a District Commission issues a partial decision under subsection 6086(b) of this title, any appeal of that decision must be taken within 30 days following the date of that decision; ~~and~~ (4) it shall be the goal of the Environmental Division to issue a decision on a case regarding an appeal of an appropriate municipal panel decision under 24 V.S.A. chapter 117 within 90 days following the close of the hearing<u>; and</u> <u>(5) except for cases the court considers of greater importance, appeals of an appropriate municipal panel decision under 24 V.S.A. chapter 117 involving housing development, take precedence on the docket over other cases and shall be assigned for hearing and trial or for argument accordingly</u>. * * *	
Sec. 10. § 4465. APPEALS OF DECISIONS OF THE ADMINISTRATIVE OFFICER * * *	**<-------** Not in S.127.

(b) As used in this chapter, an "interested person" means any one of the following: (1) A person owning title to property, or a municipality or solid waste management district empowered to condemn it or an interest in it, affected by a bylaw, who alleges that the bylaw imposes on the property unreasonable or inappropriate restrictions of present or potential use under the particular circumstances of the case. (2) The municipality that has a plan or a bylaw at issue in an appeal brought under this chapter or any municipality that adjoins that municipality. (3) ~~A person owning or occupying property in the immediate neighborhood of a property that is the subject of any decision or act taken under this chapter, who can demonstrate a physical or environmental impact on the person's interest under the criteria reviewed, and who alleges that the decision or act, if confirmed, will not be in accord with the policies, purposes, or terms of the plan or bylaw of that municipality~~. ~~(4) Any 20 persons who may be any combination of voters, residents, or real property owners within a municipality listed in subdivision (2) of this subsection who, by signed petition to the appropriate municipal panel of a municipality, the plan or a bylaw of which is at issue in any appeal brought under this title, allege that any relief requested by a person under this title, if granted, will not be in accord with the policies, purposes, or terms of the plan or bylaw of that municipality. This petition to the appropriate municipal panel must designate one person to serve as the representative of the petitioners regarding all matters related to the appeal. For purposes of this subdivision, an appeal shall not include the character of the area affected if the project has a residential component that includes affordable housing.~~ ~~(5)~~ Any department and administrative subdivision of this State owning property or any interest in property within a	

municipality listed in subdivision (2) of this subsection, and the Agency of Commerce and Community Development of this State. * * *	
Sec. 11. § 4441. PREPARATION OF BYLAWS AND REGULATORY TOOLS; AMENDMENT OR REPEAL * * * (i) Notwithstanding this section and any other law to the contrary, for bylaw amendments that are required to comply with amendments to this chapter, no hearings are required to be held on the bylaw amendments.	**<-------** Not in S.127.
Sec. 12. 2024 Acts and Resolves No. 181, Sec. 11a is amended to read: Sec. 11a. ACT 250 APPEALS STUDY (a) On or before ~~January 15, 2026~~ November 15, 2025, the Land Use Review Board shall issue a report evaluating whether to transfer appeals of permit decisions and jurisdictional opinions issued pursuant to 10 V.S.A. chapter 151 to the Land Use Review Board or whether they should remain at the Environmental Division of the Superior Court. The Board shall convene a stakeholder group that at a minimum shall be composed of a representative of environmental interests, attorneys that practice environmental and development law in Vermont, the Vermont League of Cities and Towns, the Vermont Association of Planning and Development Agencies, the Vermont Chamber of Commerce, the Land Access and Opportunity Board, the Office of Racial Equity, the Vermont	**Sec. 9.** 2024 Acts and Resolves No. 181, Sec. 11a is amended to read: Sec. 11a. ACT 250 APPEALS STUDY (a) On or before ~~January 15, 2026~~ November 15, 2025, the Land Use Review Board shall issue a report evaluating whether to transfer appeals of permit decisions and jurisdictional opinions issued pursuant to 10 V.S.A. chapter 151 to the Land Use Review Board or whether they should remain at the Environmental Division of the Superior Court. The Board shall convene a stakeholder group that at a minimum shall be composed of a representative of environmental interests, attorneys that practice environmental and development law in Vermont, the Vermont League of Cities and Towns, the Vermont Association of Planning and Development Agencies, the Vermont Chamber of Commerce, the Land Access and Opportunity Board, the Office of Racial Equity, the Vermont

Association of Realtors, a representative of non-profit housing development interests, a representative of for-profit housing development interests, a representative of commercial development interests, an engineer with experience in development, the Agency of Commerce and Community Development, and the Agency of Natural Resources in preparing the report. The Board shall provide notice of the stakeholder meetings on its website and each meeting shall provide time for public comment. (b) The report shall at minimum recommend: (1) whether to allow consolidation of appeals at the Board, or with the Environmental Division of the Superior Court, and how, including what resources the Board would need, if transferred to the Board, appeals of permit decisions issued under 24 V.S.A. chapter 117 and the Agency of Natural Resources can be consolidated with Act 250 appeals; (2) how to prioritize and expedite the adjudication of appeals related to housing projects, including the use of hearing officers to expedite appeals and the setting of timelines for processing of housing appeals; (3) procedural rules to govern the Board's administration of Act 250 and the adjudication of appeals of Act 250 decisions. These rules shall include procedures to create a firewall and eliminate any potential for conflicts with the Board managing appeals and issuing permit decisions and jurisdictional opinions; and (4) other actions the Board should take to promote the efficient and effective adjudication of appeals, including any procedural improvements to the Act 250 permitting process and jurisdictional opinion appeals. (c) The report shall be submitted to the Senate Committees on Economic Development, Housing and General Affairs and on	Association of Realtors, a representative of non-profit housing development interests, a representative of for-profit housing development interests, a representative of commercial development interests, an engineer with experience in development, the Agency of Commerce and Community Development, and the Agency of Natural Resources in preparing the report. The Board shall provide notice of the stakeholder meetings on its website and each meeting shall provide time for public comment. (b) The report shall at minimum recommend: (1) ~~whether~~ Whether to allow consolidation of appeals at the Board, or with the Environmental Division of the Superior Court, and how, including what resources the Board would need, if transferred to the Board, appeals of permit decisions issued under 24 V.S.A. chapter 117 and the Agency of Natural Resources can be consolidated with Act 250 appeals~~;~~. (2) ~~how~~ How to prioritize and expedite the adjudication of appeals related to housing projects, including the use of hearing officers to expedite appeals and the setting of timelines for processing of housing appeals~~;~~. (3) ~~procedural~~ Procedural rules to govern the Board's administration of Act 250 and the adjudication of appeals of Act 250 decisions. These rules shall include procedures to create a firewall and eliminate any potential for conflicts with the Board managing appeals and issuing permit decisions and jurisdictional opinions~~; and~~. (4) ~~other~~ Other actions the Board should take to promote the efficient and effective adjudication of appeals, including any procedural improvements to the Act 250 permitting process and jurisdictional opinion appeals. (c) The report shall be submitted to the Senate Committees on Economic Development, Housing and General Affairs and on

Natural Resources and Energy and the House Committee on Environment ~~and Energy~~.	Natural Resources and Energy and the House Committee on Environment ~~and Energy~~.
Sec. 13. § 6641. BROWNFIELD PROPERTY CLEANUP PROGRAM; CREATION; POWERS (a) There is created the Brownfield Property Cleanup Program to enable certain interested parties to request the assistance of the Secretary to review and oversee work plans for investigating, abating, removing, remediating, and monitoring a property in exchange for protection from certain liabilities under section 6615 of this title. The Program shall be administered by the Secretary who shall: * * * (c) When conducting any review required by this subchapter, the Secretary shall prioritize the review of remediation at a site that contains housing or that is planned for the construction or rehabilitation of single-family or multi-family housing.	**Sec. 12.** § 6641. BROWNFIELD PROPERTY CLEANUP PROGRAM; CREATION; POWERS (a) There is created the Brownfield Property Cleanup Program to enable certain interested parties to request the assistance of the Secretary to review and oversee work plans for investigating, abating, removing, remediating, and monitoring a property in exchange for protection from certain liabilities under section 6615 of this title. The Program shall be administered by the Secretary who shall: * * * (c) When conducting any review required by this subchapter, the Secretary shall prioritize the review of remediation at a site that contains housing.
Sec. 14. BROWNFIELDS PROCESS IMPROVEMENT; REPORT On or before November 1, 2025, the Secretary of Natural Resources shall report to the House Committees on Environment and on General and Housing and the Senate Committees on Economic Development, Housing and General Affairs and on Natural Resources and Energy with proposals to make the Program established pursuant to 10 V.S.A. chapter 159, subchapter 3 (brownfields reuse and liability limitation) substantially more efficient. At a minimum, the report shall include both of the following:	**Sec. 13.** BROWNFIELDS PROCESS IMPROVEMENT; REPORT On or before November 1, 2025, the Secretary of Natural Resources shall report to the House Committees on Environment and on General and Housing and the Senate Committees on Economic Development, Housing and General Affairs and on Natural Resources and Energy with proposals to make the Program established pursuant to 10 V.S.A. chapter 159, subchapter 3 (brownfields reuse and liability limitation) substantially more efficient. At a minimum, the report shall include both of the following:

(1) A survey of stakeholders in the brownfields program to identify areas that present challenges to the redevelopment of contaminated properties, with a focus on redevelopment for housing. The Secretary shall provide recommendations to resolve these challenges. (2) An analysis of strengths and weaknesses of implementing a licensed site professional program within the State. The Secretary shall make a recommendation on whether such a program should be implemented. If the Secretary recommends implementation, the report shall include any changes to statute or budget needed to implement this program.	(1) A survey of stakeholders in the brownfields program to identify areas that present challenges to the redevelopment of contaminated properties, with a focus on redevelopment for housing. The Secretary shall provide recommendations to resolve these challenges. (2) An analysis of strengths and weaknesses of implementing a licensed site professional program within the State. The Secretary shall make a recommendation on whether such a program should be implemented. If the Secretary recommends implementation, the report shall include any changes to statute or budget needed to implement this program.
Sec. 15. 2023 Acts and Resolves No. 78, Sec. B.1103, as amended by 2024 Acts and Resolves No. 87, Sec. 43, is further amended to read: Sec. B.1103 CLIMATE AND ENVIRONMENT – FISCAL YEAR 2024 ONE-TIME APPROPRIATIONS * * * (h) In fiscal year 2024, the amount of $2,500,000 General Fund is appropriated to the ~~Department of Environmental Conservation~~ Environmental Contingency Fund established pursuant to 10 V.S.A. § 1283 for the Brownfields Reuse and Environmental Liability Limitation Act as codified in 10 V.S.A. chapter 159. Funds shall be used for the assessment ~~and cleanup,~~ planning, and cleanup of brownfields sites. * * *	**Sec. 14.** 2023 Acts and Resolves No. 78, Sec. B.1103, as amended by 2024 Acts and Resolves No. 87, Sec. 43, is further amended to read: Sec. B.1103 CLIMATE AND ENVIRONMENT – FISCAL YEAR 2024 ONE-TIME APPROPRIATIONS * * * (h) In fiscal year 2024, the amount of $2,500,000 General Fund is appropriated to the ~~Department of Environmental Conservation~~ Environmental Contingency Fund established pursuant to 10 V.S.A. § 1283 for the Brownfields Reuse and Environmental Liability Limitation Act as codified in 10 V.S.A. chapter 159. Funds shall be used for the assessment ~~and cleanup,~~ planning, and cleanup of brownfields sites. * * *

Sec. 16. § 1539. SHORT TERM RENTAL MUNICIPAL TAXING AUTHORITY (a) If the legislative body of a municipality by a majority vote recommends, the voters of a municipality may, at an annual or special meeting warned for that purpose, by a majority vote of those present and voting, assess a one percent tax on short-term rentals as that term is defined in section 2291 of this title. (b) Nothing in this section shall affect the validity of any existing provision of law or municipal charter authorizing a municipality to impose a tax similar to the tax authorized in this section.	**<-------** Not is S.127.
Sec. 17. REPEAL; ACT 181 PROSPECTIVE LANDLORD CERTIFICATE CHANGES 2024 Acts and Resolves No. 181, Secs. 98 (landlord certificate amendments) and 114(5) (effective date of landlord certificate amendments) is repealed on passage.	**<-------** Not in S.127.
Sec. 18. § 6069. LANDLORD CERTIFICATE * * * (b) The owner of each rental property shall, on or before January 31 of each year, furnish a certificate of rent to the Department of Taxes. (c) A certificate under this section shall be in a form	**<-------** Not in S.127.

prescribed by the Commissioner and shall include the following: (1) the name of ~~the~~ each renter~~,~~; (2) the address and ~~any property tax parcel identification number of the homestead, the information required under subsection (f) of this section,~~ the School Property Account Number of the rental property; (3) the name of the owner or landlord of the rental property; (4) the phone number, email address, and mailing address of the owner or landlord of the rental property, as available; (5) the type or types of rental units on the rental property; (6) the number of rental units on the rental property; (7) the number of ADA-accessible units on the rental property; and (8) any additional information that the Commissioner determines is appropriate. * * * (f) ~~Annually on or before October 31, the Department shall prepare and make available to a member of the public upon request a database in the form of a sortable spreadsheet that contains the following information for each rental unit for which the Department received a certificate pursuant to this section:~~ ~~(1) name of owner or landlord;~~ ~~(2) mailing address of landlord;~~ ~~(3) location of rental unit;~~ ~~(4) type of rental unit;~~ ~~(5) number of units in building; and~~ ~~(6) School Property Account Number.~~ Annually on or before December 15, the Department shall submit a report on the aggregated data collected under this section to the House Committee on General and Housing and the Senate Committee on Economic Development, Housing and General Affairs.	

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Sec. 19. VHFA OFF-SITE CONSTRUCTION REPORT (a) The sum of $250,000.00 is appropriated from the General Fund in fiscal year 2026 to the Department of Housing and Community Development granted to the Vermont Housing Finance Agency to further develop recommendations from the 2025 “Opportunities to Utilize Off-Site Construction to Meet Vermont’s Housing, Workforce and Climate Goals” report. The Vermont Housing Finance Agency shall: (1) identify and recommend a set of State policy objectives and priorities related to off-site housing construction; (2) define the structure and relevant actors for using bulk purchases of single- and multi-family homes produced through off-site construction to achieve lower construction costs; (3) gather input from potential manufacturers about how to best achieve cost savings through a bulk purchase program; (4) determine any business planning support needed for existing Vermont businesses seeking to develop or expand off-site construction; (5) explore creating a working group of neighboring states that considers a regional market and shared approach; and (6) prepare an analysis of the funding and structure needed to support greater development of off-site homes. (b) The Vermont Housing Finance Agency shall submit an interim report on or before January 15, 2026 to the House Committee on General and Housing and the Senate Committee on Economic Development, Housing and General Affairs and a final report on December 15, 2026.	 **<-------** Not in S.127.

Sec. 20. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT; POSITIONS; APPROPRIATION (a) Three full-time, classified positions are created in the Department of Housing and Community Development. The sum of $450,000.00 is appropriated from the General Fund to the Department in fiscal year 2026 for the purposes of funding these positions. (b) The sum of $300,000.00 is appropriated from the General Fund to the Department of Housing and Community Development in fiscal year 2026 for the purposes of funding two existing limited-service positions. One limited-service position shall provide technical assistance to municipalities, nonprofit organizations, and private developers to aid in the development of infill and missing middle-income housing through the Homes for All initiative. One limited-service position shall coordinate funding to distribution amongst State entities and gather and analyze housing data to ensure efficient use of funds.	 **<-------** Not in S.127.
Sec. 21. APPROPRIATIONS The following shall be appropriated from the General Fund in fiscal year 2026: (1) The sum of $27,000,000.00 to the Vermont Housing and Conservation Board for the following purposes: (A) $25,000,000.00 to provide support and enhance capacity for the production and preservation of affordable mixed-income rental housing and homeownership units, including improvements to manufactured homes and	**Sec. 21.** APPROPRIATIONS The following shall be appropriated from the General Fund in fiscal year 2026:

communities, permanent homes and emergency shelter for those experiencing homelessness, recovery residences, and housing available to farm workers, refugees, and individuals who are eligible to receive Medicaid-funded home- and community-based services; and (B) $2,000,000.00 to implement the Resident Services Program established in Sec. 88 of 2024 Acts and Resolves No. 181.	
(2) The sum of $41,735,000.00 to the Department of Housing and Community Development for the following purposes:	(1) The sum of $45,600,000.00 to the Department of Housing and Community Development for the following purposes:
(A) $20,000,000.00 granted to the Vermont Housing Finance Agency to continue implementation of the Middle-Income Homeownership Development Program and the Rental Housing Revolving Loan Fund;	(A) $15,000,000.00 granted to the Vermont Housing Finance Agency to continue implementation of the Middle-Income Homeownership Development Program;
	(B) $15,000,000.00 granted to the Vermont Housing Finance Agency to continue implementation of the Rental Housing Revolving Loan Fund;
(B) $15,000,000.00 granted to the Vermont Bond Bank to implement the Vermont Infrastructure Sustainability Fund;	(C) $9,100,000.00 granted to the Vermont Bond Bank to implement the Vermont Infrastructure Sustainability Fund;
(C) $4,000,000.00 for the rehabilitation of eligible rental housing units under the Rental Housing Improvement Program established in 10 V.S.A. § 699;	(D) $4,000,000.00 for the rehabilitation of eligible rental housing units under the Rental Housing Improvement Program established in 10 V.S.A. § 699;
(D) $2,000,000.00 to improve mobile home park infrastructure under the Manufactured Home Improvement and Repair Program established in 10 V.S.A. § 700;	(E) $2,000,000.00 to improve mobile home park infrastructure under the Manufactured Home Improvement and Repair Program established in 10 V.S.A. § 700; and
(E) $500,000.00 granted to the five NeighborWorks America affiliated HomeOwnership Centers for the purpose of providing homebuyer education, financial literacy counseling, and foreclosure prevention programs; and	(F) $500,000.00 for grants to be made for the purpose of providing homebuyer education, financial literacy counseling, and foreclosure prevention programs operated by the five NeighborWorks America affiliated HomeOwnership Centers.
(F) $235,000.00 granted to HomeShare Vermont for the purpose of funding case management positions and an intake coordinator.	(2) The sum of $100,000.00 to the State Treasurer to implement the Positive Rental Payment Pilot Program.

(3) The sum of $400,000.00 to the Agency of Human Services to grant to Cathedral Square to continue the Support and Services at Home (SASH) for All pilot program. (4) The sum of $373,000.00 to the Vermont State Colleges System for the purpose of supporting the creation of new apprenticeships, curriculum development, employer partnerships, and faculty training in the field of heating, ventilation, and air conditioning. The Vermont State Colleges System shall, on or before January 31, 2027, issue a report to the House Committee on General and Housing and the Senate Committee on Economic Development, Housing and General Affairs describing how the funds appropriated pursuant to this section have been spent, how any remaining funds appropriated pursuant to this section will be spent, and how the creation of these new programs have improved workforce development issues in the State. (5) The sum of $448,500.00 to the Department of Labor to provide a three-year grant to the Associated General Contractors of Vermont for the purpose of promoting and expanding their training and certification programs specific to construction and the building trades. The Associated General Contractors of Vermont shall, on or before January 31, 2027, issue a report to the House Committee on General and Housing and the Senate Committee on Economic Development, Housing and General Affairs describing how the funds appropriated pursuant to this section have been spent, how any remaining funds appropriated pursuant to this section will be spent, and how the expansion of their programs have improved workforce development issues in the State. (6) The sum of $625,000.00 to the Department of Health for the following purposes:	

(A) $300,000.00 for funding of at least three new recovery residences certified by the Vermont Alliance for Recovery Residences; and (B) $325,000.00 to cover first month fees for individuals entering a certified recovery residence in Vermont.	
Sec. 22. EFFECTIVE DATES This act shall take effect on July 1, 2025, except that Secs. 4 (Universal Design Study Committee) and 17 (repeal; Act 181 prospective landlord certificate changes) and this section shall take effect on passage.	**Sec. 22.** EFFECTIVE DATE This act shall take effect on July 1, 2025.
Not in H.479 **------->**	**Sec. 6.** § 4501. DEFINITIONS As used in this chapter: * * * (12)(A) "Harass" means to engage in unwelcome conduct that detracts from, undermines, or interferes with a person's: (i) use of a place of public accommodation or any of the accommodations, advantages, facilities, or privileges of a place of public accommodation because of the person's race, creed, color, national origin, citizenship, marital status, sex, sexual orientation, gender identity, or disability; or (ii) terms, conditions, privileges, or protections in the sale or rental of a dwelling or other real estate, or in the provision of services or facilities in connection with a dwelling or other real estate, because of the person's race, sex, sexual

	orientation, gender identity, age, marital status, religious creed, color, national origin, <u>citizenship,</u> or disability, or because the person intends to occupy a dwelling with one or more minor children, or because the person is a recipient of public assistance, or because the person is a victim of abuse, sexual assault, or stalking. * * *
Not in H.479 **------->**	**Sec. 7.** § 4502. PUBLIC ACCOMMODATIONS (a) An owner or operator of a place of public accommodation or an agent or employee of such owner or operator shall not, because of the race, creed, color, national origin, <u>citizenship, immigration status,</u> marital status, sex, sexual orientation, or gender identity of any person, refuse, withhold from, or deny to that person any of the accommodations, advantages, facilities, and privileges of the place of public accommodation. * * *
Not in H.479 **------->**	**Sec. 8.** § 4503. UNFAIR HOUSING PRACTICES (a) It shall be unlawful for any person: (1) To refuse to sell or rent, or refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling or other real estate to any person because of the race, sex, sexual orientation, gender identity, age, marital status, religious creed, color, national origin, <u>citizenship,</u> or disability of a person, or because a person intends to occupy a dwelling with one or more minor children, or because a person is a recipient of

	public assistance, or because a person is a victim of abuse, sexual assault, or stalking. (2) To discriminate against, or to harass, any person in the terms, conditions, privileges, and protections of the sale or rental of a dwelling or other real estate, or in the provision of services or facilities in connection with a dwelling or other real estate, because of the race, sex, sexual orientation, gender identity, age, marital status, religious creed, color, national origin, citizenship, or disability of a person, or because a person intends to occupy a dwelling with one or more minor children, or because a person is a recipient of public assistance, or because a person is a victim of abuse, sexual assault, or stalking. (3) To make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling or other real estate that indicates any preference, limitation, or discrimination based on race, sex, sexual orientation, gender identity, age, marital status, religious creed, color, national origin, citizenship, or disability of a person, or because a person intends to occupy a dwelling with one or more minor children, or because a person is a recipient of public assistance, or because a person is a victim of abuse, sexual assault, or stalking. (4) To represent to any person because of the race, sex, sexual orientation, gender identity, age, marital status, religious creed, color, national origin, citizenship, or disability of a person, or because a person intends to occupy a dwelling with one or more minor children, or because a person is a recipient of public assistance, or because a person is a victim of abuse, sexual assault, or stalking, that any dwelling or other real estate is not available for inspection, sale, or rental when the dwelling or real estate is in fact so available. * * *

	(6) To discriminate against any person in the making or purchasing of loans or providing other financial assistance for real-estate-related transactions or in the selling, brokering, or appraising of residential real property, because of the race, sex, sexual orientation, gender identity, age, marital status, religious creed, color, national origin, <u>citizenship,</u> or disability of a person, or because a person intends to occupy a dwelling with one or more minor children, or because a person is a recipient of public assistance, or because a person is a victim of abuse, sexual assault, or stalking. (7) To engage in blockbusting practices, for profit, which may include inducing or attempting to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons of a particular race, sex, sexual orientation, gender identity, age, marital status, religious creed, color, national origin, <u>citizenship,</u> or disability of a person, or because a person intends to occupy a dwelling with one or more minor children, or because a person is a recipient of public assistance, or because a person is a victim of abuse, sexual assault, or stalking. (8) To deny any person access to or membership or participation in any multiple listing service, real estate brokers' organization, or other service, organization, or facility relating to the business of selling or renting dwellings, or to discriminate against any person in the terms or conditions of such access, membership, or participation, on account of race, sex, sexual orientation, gender identity, age, marital status, religious creed, color, national origin, <u>citizenship,</u> or disability of a person, or because a person is a recipient of public assistance, or because a person is a victim of abuse, sexual assault, or stalking. * * * (12) To discriminate in land use decisions or in the permitting of housing because of race, sex, sexual orientation,

	gender identity, age, marital status, religious creed, color, national origin, citizenship, disability, the presence of one or more minor children, income, or because of the receipt of public assistance, or because a person is a victim of abuse, sexual assault, or stalking, except as otherwise provided by law. * * * (d) If required by federal law, the verification of immigration status shall not constitute a violation of subsection (a) of this section with respect to the sale and rental of dwellings.
Not in H.479 **------->**	**Sec. 10.** § 6604c. MANAGEMENT OF DEVELOPMENT SOILS (a) Management of development soils. Notwithstanding any other requirements of this chapter to the contrary, development soils may be managed at a location permitted pursuant to an insignificant waste event approval authorization issued pursuant to the Solid Waste Management Rules that contains, at a minimum, the following: (1) the development soils are generated from a hazardous materials site managed pursuant to a corrective action plan or a soil management plan approved by the Secretary; (2) the development soils have been tested for arsenic, lead, and polyaromatic hydrocarbons pursuant to a monitoring plan approved by the Secretary that ensures that the soils do not leach above groundwater enforcement standards; (3) the location where the soils are managed is appropriate for the amount and type of material being managed; (4) the soils are capped in a manner approved by the Secretary;

	(5) any activity that may disturb the development soils at the permitted location shall be conducted pursuant to a soil management plan approved by the Secretary; and (6) the permittee files a record notice of where the soils are managed in the land records. * * *
Not in H.479 **-------->**	**Sec. 11.** REPORT ON THE STATUS OF MANAGEMENT OF DEVELOPMENT SOILS (a) As part of the biennial report to the House Committee on Environment and the Senate Committee on Natural Resources and Energy under 10 V.S.A. § 6604(c), the Secretary of Natural Resources shall report on the status of the management of development soils in the State under 10 V.S.A. § 6604c. The report shall include: (1) the number of insignificant waste event approval authorizations issued by the Secretary in the previous two years for the management of development soils; (2) the number of certified categorical solid waste facilities operating in the State for the management of development soils; (3) a summary of how the majority of development soils in the State are being managed; (4) an estimate of the cost to manage development soils, depending on management method; and (5) any additional information the Secretary determines relevant to the management of development soils in the State. (b) As used in this section, “development soil” has the same meaning as in 10 V.S.A. § 6602(39).

Not in H.479 ------->	**Sec. 15.** BROWNFIELD FUNDING The sum of $4,000,000.00 is appropriated from the General Fund to the Brownfield Revitalization Fund established in 10 V.S.A. § 6654. The Agency of Commerce and Community Development shall award the amount of $2,000,000.00 in fiscal year 2026 to regional planning commissions for the purposes of brownfields assessment. In awarding funds under this section, the Secretary of Commerce and Community Development, in consultation with the Vermont Association of Planning and Development Agencies, shall select one regional planning commission to administer these funds. To ensure statewide availability, the selected regional planning commission shall subgrant to regional planning commissions with brownfield programs, with not more than 10 percent of the funds being used for administrative purposes.
Not in H.479 ------->	**Secs. 16 & 17 (Tax Increment Financing) – Not Included Here**
Not in H.479 ------->	**Sec. 18.** 32 V.S.A. § 5811(21)(C) is amended to read: (C) decreased by the following exemptions and deductions: * * * (iv) an amount equal to the itemized deduction for medical expenses taken at the federal level by the taxpayer, under 26 U.S.C. § 213~~:~~

	~~(I)~~ minus the amount of the Vermont standard deduction and Vermont personal exemptions taken by the taxpayer under this subdivision (C)~~; and~~ ~~(II) minus any amount deducted at the federal level that is attributable to the payment of an entrance fee or recurring monthly payment made to a continuing care retirement community regulated under 8 V.S.A. chapter 151, which exceeds the deductibility limits for premiums paid during the taxable year on qualified long-term care insurance contracts under 26 U.S.C. 213(d)(10)(A)~~.
Not in H.479 -------->	**Sec. 19.** § 3800. STATUTORY PURPOSES * * * <u>(r) The statutory purpose of the exemption under section 3851 of this title for certain new construction and improvements is to incentivize those activities.</u>
Not in H.479 -------->	**Sec. 20.** <u>§ 3851. NEW ACCESSORY DWELLING UNITS AND CERTAIN PROPERTY IMPROVEMENTS</u> <u>(a) An increase in the appraisal value of a property shall be exempted from property taxation by fixing and maintaining the taxable value at the property's grand list value in the year immediately preceding improvements in the following cases:</u> <u>(1) the property has been rehabilitated or improved using a grant or loan from the Vermont Housing Improvement Program and construction has been fully completed in the previous 12 months; or</u>

	(2) the property has been improved through the construction of a new accessory dwelling unit, as defined by 24 V.S.A. § 4303(38), and construction has been fully completed in the previous 12 months. (b) A decrease in appraisal value of a property subject to this exemption due to damage or destruction from fire or act of nature may reduce the property's taxable value below the fixed value under subsection (a) of this section. (c) The exemption under this section shall apply to the State education property tax imposed under chapter 135 of this title and to municipal property tax. (d) An exemption under this section shall remain in effect for three years. When the exemption period ends, the property shall be taxed at its most recently appraised grand list value.