Act 250 LURB Provisions	Effective Date	H.687 Standard - Land Use Review Board	H.687 Section	10 VSA Section
Land Use Review Board	6/17/2024	The Land Use Review Board (LURB) is created to replace the Natural Resources Board	2	6021
Board Members	6/17/2024	The five members of the board shall be full-time positions filled by persons of diverse backgrounds with relevant experience and a commitment to environmental justice.	2	6021
Board Terms	6/17/2024	Board members are appointed for 5-year terms, with initial appointment staggered so that only one position expires each year. Appointments to fill vacancies shall be for the unexpired term of the vacancy.	2	6021
Nominating Committee	6/17/2024	A nominating committee shall advertise vacancies on the LURB and prepare a list of qualified candidates for the governor's consideration.	2	6021
Appointment	6/17/2024	The governor shall make board appointments from the nominating committee's list with the advice and consent of the senate.	2	6021
Rules & Removal	6/17/2024	Members of the board shall only be removed for cause by the remaining members after adopting rules that define the basis for removal.	2	6021
Quorum	6/17/2024	The board chair may appoint a member of a district commission to sit on a case before the board if necessary to achieve a quorum.	2	6021
Retirement	6/17/2024	A retiring member of the board may continue to serve for uncompleted cases, and a retiring board chair shall remain a member for certifying questions of law in the case of appeals.	2	6021
Nominating Committee Make Up	6/17/2024	By June 30, 2024, the governor shall appoint 2 members from the executive branch, the speaker of the house shall appoint 2 members from the house, and the Senate Committee on Committees shall appoint 2 members from the senate.	3	6032
Committee Terms	6/17/2024	Committee members shall serve two year terms and may not serve more than 3 consecutive terms.	3	6032
Committee Procedure	6/17/2024	Candidate information shall be confidential although operating procedures, standard application forms, the numbers of applicants, and the number of candidates sent to the governor shall be subject to public review.	3	6032
Duties of the Committee	6/17/2024	The nominating committee shall review applicants, determine those qualified, and submit those names to the governor with summaries of the experience and qualifications of each candidate.	3	6032
Regional Plan Map Approval	6/17/2024	The LURB shall establish rules or guidance for regional plan map approvals that are consistent with legislative intent expressed in 10 VSA § 2802 and 24 VSA §§ 4302 and 4348a.	4	6025
Tier 1A Applications	6/17/2024	The LURB shall approve or disapprove applications for Tier 1A area status.	5	6027
Regional Plans	6/17/2024	The LURB shall review regional plans and future land use maps for compliance per 24 VSA §4348a.	5	6027
Personnel	6/17/2024	The LURB shall appoint an executive director to administer the implementation of this land use law. The board may also appoint professionals to assist the district commissions to investigate matters under their jurisdiction.	6	6022
Notice Requirements	6/17/2024	New electronic and onsite notice requirements are established for projects under Act 250 jurisdiction.	7	6084
Self-Certification	6/17/2024	District commissions may require permitees to report compliance on a regular basis.	8	6086
Fees	6/17/2024	A $295 fee is established for municipalities applying for Tier 1A status and regional commissions submitting regional plans or future land use maps for review.	9	6083
Appropriation	6/17/2024	$56,250 is appropriated for a staff attorney to serve the LURB.	10	
NRB Transfer to LURB	6/17/2024	The governor shall appoint members of the LURB by January 1, 2025, and the terms of any Natural Resource Board (NRB) member shall expire on that day and appropriations and employee positions shall transfer from the NRB to the LURB.	11	
NRB Appropriation	6/17/2024	$1,300,000 is appropriated in FY25 for the Natural Resources Board.	113b	

General Act 250 Provisions	Effective Date	Act 181 (H.687) Standard	Act 181 Section	10 VSA Citation
Definitions	12/31/2026	Habitat connector, forest block and habitat are defined.	12	6001
Criterion 8	12/31/2026	Forest blocks and habitat connectors are added to Criterion 8.	13	6086
Resource Mapping	6/17/2024	The ANR Secretary shall establish science-based procedures for updating GIS natural resource mapping, including for forest blocks and habitat connectors.	15	127
Wood Products Manufactures & Prime Ag Soils	6/17/2024	Establishes a ratio of 1:1 protected acres to acres of affected primary agricultural soils for computing mitigation fees.	16	6093
Accessory On-Farm Business	6/17/2024	Gives permit exemption for construction of improvements associated with accessory on-farm businesses. However, events and farm-stays are not exempt.	18	6081
Road Rule	7/1/2026	Establishes Act 250 jurisdiction over projects outside of Tier 1A and Tier 1B areas with roads greater than 800 feet in length or total length of all roads greater than 2000 feet.	19	6001
Elevation Rule	12/31/2026	Establishes that projects ***at or*** above 2500 ft. elevation are subject to Act 250.	21	6001
Tier 3 Jurisdiction	12/31/2026	Establishes that projects in Tier 3 areas are subject to Act 250.	21	6001
Tier 2	12/31/2026	Establishes that Tier 2 areas are areas that are not Tier 1 or Tier 3 areas.	21	6001
Tier 3 Meaning	12/31/2026	Establishes that Tier 3 areas are areas of critical natural resources as defined by the rules of the LURB.	21	6001
Priority Housing	6/17/2024	Extends the exemption for priorty housing projects through January 1, 2027, and extends the exemption to include areas within 1/2 mile of designated downtowns, growth areas, and NDAs.	23	6001
Electrical Distribution Lines	6/17/2024	Extends the exemption for electrical distribution facilities until December 31, 2030.	26	6081
Future Land Use Maps - Tier 1B	6/17/2024	Establishes that the LURB shall approve or disapprove regional future land use maps to identify Tier 1B areas.	27	6033
Tier 1A Status	6/17/2024	Establishes that a municipality may apply for Tier 1A area status after January 1, 2026, the criteria for qualifying for Tier 1A status, and the review process for Tier 1A determinations.	28	6034
Tier 1A Exemption	6/17/2024	No permit or permit amendment is required for projects located entirely within a Tier 1A area.	31	6081(z)(1)
Tier 1B Exemptions	6/17/2024	In Tier 1B areas, housing projects of 50 units or fewer on a tract of land of 10 acres or less shall be exempt from Act 250 permitting.	31	6081(z)(2)
Previous Permits in Tier 1A Areas	6/17/2024	Once a municipal permit has been issued for a project with an existing Act 250 permit in a newly established Tier 1A area, neither the LURB nor the ANR shall assert jurisdiction unless the designation is revoked or the municipality fails to enforce the conditions of the permit.	31	6081(z)(3)
Hotel/Motel Conversion Exemption	6/17/2024	No permit amendment is required for the conversion of a hotel or motel to permanently affordable housing.	31	6081(aa)
ADU Exemption	6/17/2024	Until July 1, 2028, no permit or permit amendement is required for the construction of an ADU and such unit shall not count toward the total number of units by the same developer on all tracts of land.	31	6081(bb)
Commercial Conversion	6/17/2024	Until July 1, 2028, no permit or permit amendment is required for the conversion of a commercial project to 29 or fewer housing units.	31	6081(cc)
NTC, GC, NDA Designated Area Exemptions	6/17/2024	Until January 1, 2027, no permit or permit amendment is required for housing projects of 75 units or fewer that are located within designated new town centers, growth centers, or NDAs and such units shall not be counted toward the total number of units by the same developer on other tracts of land. This shall not apply to areas within river corridors and floodplains except for areas with preexisting development.	31	6081(dd)
Designated Village Center Exemptions	6/17/2024	Until July 1, 2027, no permit or permit amendment is required for housing projects of 50 units or fewer on 10 acres or less that are located within a designated village center or within 1/4 mile of its boundary in a municipality with permanent zoning and subdivision regulations and public water or sewer services or soils that are adequate for wastewater disposal and such units shall not be counted toward the total number of units by the same developer on other tracts of land. This shall not apply to areas within river corridors and floodplains except for areas with preexisting development.	31	6081(dd)
Exemptions for Urbanized Areas Near Transit	6/17/2024	Until July 1, 2027, no permit or permit amendment is required for housing projects within census designated urbanized areas with over 50,000 residents and within 1/4 mile of a transit route and such units shall not be counted toward the total number of units by the same developer on other tracts of land. This shall not apply to areas within river corridors and floodplains except for areas with preexisting development.	31	6081(dd)
Designated Downtown Exemptions	6/17/2024	Until January 1, 2027, no permit or permit amendment is required for housing projects within designated downtowns in municipalities with permanent zoning and subdivision regulations served by public water or sewer or with soils that are adequate for wastewater disposal and such units shall not be counted toward the total number of units by the same developer on other tracts of land. This shall not apply to areas within river corridors and floodplains except for areas with preexisting development.	31	6081(dd)
ADU Defined	6/17/2024	ADU is defined as a separate dwelling unit on an owner-occupied lot that does not exceed 30% of the size of the primary dwelling or 900 sq. ft., whichever is greater, and is located within or appertinent to the primary dwelling.	32	6001
Transit Route Defined	6/17/2024	Transit route is defined as a set route or network of routes on which a public transit service operates on a regular schedule.	32	6001
Amicus Briefs	6/17/2024	A judge may allow participation by *amicus curiae* in an appeal.	44	8504

Chapter 139 Provisions	Effective Date	Act 181 (H.687) Vermont Community Investment Program Standards	Act 181 Section	24 VSA Citation
Designation Program	7/1/2034	24 VSA Chapter 76A (Historic Downtown Development)and §2792 are repealed on July 1, 2034, to be replaced by the State Community Investment Program.	65	
Designated Centers	6/17/2024	Former state designated areas shall be known as designated centers once established. Terms are defined for the new chapter.	66	5801
Vermont Downtown Program	6/17/2024	The Vermont Downtown Program refers to the program within DHCD that coordinates with Main Street America to support community investment and economic vitality while preserving the character of Vermont's downtowns.	66	5801
Vermont Community Investment Board	6/17/2024	Establishes the Vermont Community Investment Board to administer the program with the board composed of the secretaries of ACCD, AOT, ANR, the commissioner of DPS, the state historic preservation officer, designee of the Director of Racial Equity, Executive Director of the Vermont Bond Bank, State Treasurer, VPA designee, RDC designee, VAPDA designee, and gubernatorial appointments under advice of the VNRC, the Preservation Trust of Vermont, the Vermont Association of Chamber of Commerce Executives, and VLCT.	66	5802
Designation	6/17/2024	A regional planning commission may apply to the LURB for approval and designation of all centers via the future land use map that identifies downtown centers and village centers eligible for designation as centers. DHCD and the Downtown Community Invesment Board shall provide comments to LURB on the application.	66	5803
Preexisting Designations	12/31/2026	All existing designations in effect December 31, 2025, shall expire on December 31, 2026. All benefits shall remain in effect until July 1, 2034. Prior to June 30, 2026, no renewals required. New applications for downtowns, villages, and new town centers may be approved prior to the first public hearing on a regional future land use map or until December 31, 2025.	66	5803
Benefit Steps	6/17/2024	Three benefit steps are established for which municipalities can apply to the investment board. An administrative decision must be issued within 30 days of application, which is appealable to the board. The board's decision is final.	66	5803
Step One	6/17/2024	Step one is intended to be an accessible designation throughout the state that confers funding and technical assitance for site-based improvements and access to tax credit programs. All centers shall reach Step One upon approval of the regional future land use map.	66	5803
Step Two	6/17/2024	Step Two confers increased planning and implementation capacity for villages throughout the state. The municipal plan must include investment goals for the center and a portion of the center must be listed in the National Register of Historic Places. Benefits include funding priority for developing plans and regulations, infrastructure projects, authority to establish a special taxing district, federal affordable housing funding, and more.	66	5803
Step Three	6/17/2024	Step Three is an advanced designation for downtowns to create mixed-use centers and join the Vermont Downtown Program. The center must be listed or eligible to be listed in the National Historic Register, and the municipality must have a downtown improvement and investment program, a capital plan, permanent zoning and subdivision regulations, historic preservation regulations, public water and sewer service, and a local downtown organization working on revitalization projects. Additional benefits conferred include funding for the downtown organization, housing appeal limitations, and highest priority for locating state facilities, among others.	66	5803
Designated Neighborhood	6/17/2024	The neighborhood designation is established to replace growth center and NDA designations recognizing that the vitality of downtowns and villages is supported by adjacent walkable neighborhoods. Benefits of the designation include funding priority for developing plans and regulations, infrastructure projects, eligibility for tax credit programs, priority consideration for federal affordable housing funds, and housing appeal limitations, among others.	66	5804
Grants and Gifts	6/17/2024	Establishes that DHCD may accept donations of up to $10,000 on behalf of the Community Planning and Revitalization Division to support trainings, conferences, special projects, and initiatives.	66	5805
Designation Data Center	6/17/2024	Establishes that DHCD will maintain an online municipal planning data center publishing approved regional plan future land use maps and indicating the status of approved designations.	66	5806
Better Places Program	6/17/2024	The Better Places Program and fund are created to utilize crowdfunding and collaborative grantmaking to spark community revitalization. Grant awards are between $5,000 and $40,000 and are limited to no more than 3 projects within a municipality in a calendar year. DHCD must ensure wide geographic distribution and funding for projects of various sizes.	66	5807

General Provisions	Deadlines	Act 181 (H.687) Standard	Act 181 Section	3 VSA Citation
Community Engagement Plan	7/1/2027	Agencies must adopt community engement plans describing how they will provide meaningful partcipation for EJ focus populations as they evaluate existing and new activities and programs.	39	6004(c)
Annual Report	3/15/2025	Agencies must submit annual report to EJ Advisory Council summarizing any complaints or violations and actions taken in response.	39	6004(d)
Environmental Justice	Variable	Extends reporting deadlines by 2 years for state agencies to address environmental justice in state programming.	39-42	6004-6007
ANR Environmental Benefits Guidance	9/15/2025	Extends the deadline for ANR to issue guidance on how to determine which investments provide environmental benefits to environmental justice focus populations.	39	6004
Underserved Municipalities	12/15/2027	Extends reporting deadline by 2 years for ANR report on underserved municipalities.	43	NA

Category	Effective Date	New Act 181 (H.687) Standard	Act 181 Section	24 VSA Section
Meaningful Participation	6/17/2024	In developing regional plans, regional commissions must carry out a process that will enable widespread citizen involvement and meaningful participation as defined in 3 VSA §6002.	46	4345
Transportation Expenditures	6/17/2024	Regional commissions shall review state transportation program expenditures for consistency with regional plans and sumbit comments to the secretaries of transporation and administration.		
Substantial Deference	6/17/2024	Gives regional plans substantial deference in state regulatory proceedings.	46	4345
Equity	6/17/2024	Regional plans must guide for equitable development of the region in addition to coordinated, efficient and economic development.	47	4347
Equitable Resilience	6/17/2024	Regional plans must help communities equitably build resilience to address the effects of climate change.	47	4347
Working Sessions	6/17/2024	Regional commissions must solicit the participation of each of their member municipalities in working sessions to allow meaningful participation, provide information on new statutory requirements, and to gather information to be used in the development of the regional plan.	48	4348
Submission to LURB for Preview	6/17/2024	At least 60 days prior to holding the first public hearing on a regional plan, the commission must submit a draft to the LURB for review and comment. The LURB shall respond within 60 days of submission.	48	4348
Accompanying Report	6/17/2024	To accompany the proposed plan, the regional commission shall prepare a report of conformance with statutory goals and requirements and description of any changes to the future land use map.	48	4348
Municipal Manager	6/17/2024	Establishes that the regional commission can submit the proposed plan and report to a municipal manager instead of the chair of the legislative body if applicable.	48	4348
Community Investment Board	6/17/2024	Establishes that the regional commission must submit the proposed plan and report to the Community Investment Board, AOT, Department of Public Service (DPS), Vermont Emergency Management, and the LURB for review and comment.	48	4348
Map Changes	6/17/2024	At least 30 days prior to the first hearing, the regional commission must provide each member municipality with a written description and map depiction of map changes within the municipality along with information about the new tier structure.	48	4348
Adoption	6/17/2024	Once adopted, the regional plan no longer must be submitted to the legislative bodies of each member municipality.	48	4348
Resubmission to LURB	6/17/2024	Within 15 days of adoption, the regional commission must submit the plan and report to the LURB for a determination of compliance.	48	4348
LURB Hearing	6/17/2024	The LURB shall hold a hearing with at least 15 days notice and within 60 days after receiving the proposed plan. The regional commission must post notice on its website and notify member municipalities of the hearing. Any objections to plan adoption must be heard concurrently with regional plan review by the LURB.	48	4348
LURB Decision	6/17/2024	The LURB must issue an affirmative or negative determination in writing within 15 days after the close of the hearing. The determination shall be based on finding that the regional plan meets or does not meet requirements as established.	48	4348
Negative Determination	6/17/2024	Submissions for a new determination following a negative determination shall receive a new detemination within 45 days.	48	4348

Category	Effective Date	New Act 181 (H.687) Standard	Act 181 Section	24 VSA Section
Objections of Interested Parties	6/17/2024	Objections on a form provided by the LURB to regional plan approval must be made within 15 days following plan adoption by the regional commission. Objections are limited to the question of whether the regional plan is consistent with the required plan elements and future land use areas.	48	4348
Minor Amendments to Future Land Use Map	6/17/2024	The LURB will establish rules by which minor amendments to the regional plan future land use map may be made without requiring amendment to the regional plan. A request for map amendment can only be made after an affirmative vote by the legislative body of any affected municipality.	48	4348
Loss of Benefits	6/17/2024	Regional planning commissions shall be provided up to 18 months from a negative determination to obtain an affirmative determination of regional plan compliance. If the commission is unable to obtain an affirmative determination, member municipalities shall lose associated benefits and Act 250 exemptions.	48	4348
Effective Date of Regional Plan	6/17/2024	Upon approval by the LURB a regional plan shall take effect and is not appealable.	48	4348
LURB Approved Regional Plan Deadline	12/31/2026	Regional Planning Commissions have until 12/31/2026 to adopt a regional plan in conformance with the new requirements.	48	4348
Natural Resources & Working Lands Element	6/17/2024	A regional plan must include a natural resources and working lands element consisting of a map and policies based on ecosystem function and Vermont Conservation Design; supports compact centers surrounded by rural and working lands; indicates areas of significant natural resources and areas with agricultural potential; and encourages protection of rare and irreplaceable natural, scenic, and historic resources, and protection and improvement of state water quality.	49	4348a
Future Land Use Element	6/17/2024	A regional plan must include a future land use element that sets forth the present and prospective location, amount, intensity, and character of land uses in relation to the provision of necessary community facilities and services and that consists of a land use map delinieating future land use area boundaries for the land use categories established in this section, and any other land use category that the regional commission deems necessary, and policies intended to support implementation.	49	4348a
Downtown or Village Centers	6/17/2024	Downtown and village centers are established as the mixed-use centers of community economic activity and civic assets.	49	4348a
Planned Growth Areas	6/17/2024	Planned growth areas are areas intended for high density residential and mixed-use development served by public water and sewer facilities and reflect complete street principles.	49	4348a
Village Areas	6/17/2024	Village areas are traditional and new settlement areas that consist of a core and walkable surrounding area with a cohesive mix of residential, civic, commercial and mixed-use buildings with public water or sewer service and excluding flood hazard and river corridors except in areas with pre-existing development.	49	4348a

Category	Effective Date	New Act 181 (H.687) Standard	Act 181 Section	24 VSA Section
Transition/Infill Areas	6/17/2024	Transition or infill areas include areas of existing or planned commercial, office, mixed-use, or residential development either adjacent to or separate from a planned growth or village area with public water or sewer.	49	4348a
Resource-Based Recreations Areas	6/17/2024	Resource-based recreation areas include large facilities often concentrated around ski areas, lakeshores, and trail networks that provide infrastructure, jobs, or housing to support recreational activities.	49	4348a
Enterprise Areas	6/17/2024	Enterprise areas are areas of high economic activity and employment adjacent to planned growth areas with access to water supply, wastewater disposal, electricity, and freight transportation networks.	49	4348a
Hamlets	6/17/2024	Hamlets are small historic clusters of homes that may include a school, church, store or other public buildings without public water supply or wastewater systems focused along 1 or 2 roads.	49	4348a
General Rural Areas	6/17/2024	General rural areas are those that promote preservation of working lands and natural areas, allowing low-density residential and limited commercial development.	49	4348a
Rural Agricultural or Forestry Areas	6/17/2024	Rural agricultural or forestry areas are those that contain blocks of forest or farmland that sustain resource-based industry and that support critical wildlife habitat and movement, outdoor recreation, flood storage, aquifer recharge and scenic beauty.	49	4348a
Rural Conservation Areas	6/17/2024	Rural conservation areas are areas of significant natural resources that require special consideration for protection of aquifers, wetlands, forest blocks, wildlife habitat and habitat connectors. Any portion that has Tier 3 status shall be identified on the future land use map as an overlay.	49	4348a
Designation Benefit Areas	6/17/2024	The regional plan future land use map shall delineate areas eligible to receive designation benefits as centers and neighborhoods in consultation with member municipalities.	49	4348a
Disconnected Areas	6/17/2024	Areas eligible for designation benefits shall not include development that is disconnected and lacks planned pedestrian connection to the center via a complete street.	49	4348a

Category	Effective Date	New Act 181 (H.687) Standard	Act 181 Section	24 VSA Section
Accessory On-Farm Businesses	6/17/2024	Expands on-farm activities that can qualify.	17	4412 (11)
Land Use Plan & Maps	12/31/2026	For municipalities intending to apply for Tier 1A status, the land use plan and maps in the municipal plan must identify the areas proposed for approival as Tier 1A areas in which Act 250 would not apply.	30	4382
Permit Conditions for Tier 1A Development	12/31/2026	For projects in Tier 1A areas, previous Act 250 permit conditions shall carry forward unless no longer relevant.	33	4460
Hearing Notice Requirements	12/31/2026	Hearing notice requirements for Tier 1A development subject to previous Act 250 permit must include Act 250-defined interested parties and reference the preexisting Act 250 permit.	33	4460
Enforcement in Teir 1A Areas	12/31/2026	In Tier 1A areas the municipality must enforce any existing Act 250 permits that have not been transferred to a municipal permit.	33	4460
Concentrated Development	6/17/2024	Municipal plans should encourage intensive residential development in core areas to meet statewide housing targets as disaggregated by municipality in the regional plan.	45	4302
Equitable Resilience	6/17/2024	Municipal plans must ensure equitable distribution of environmental benefits and burdens.	45	4302
Housing Targets	6/17/2024	Municipal plans shall include a recommended program for actions to address housing needs and targets as identified by the regional plan.	51	4382
Duplexes	6/17/2024	Dimensional standards - including lot size - for duplexes shall not be more restrictive than for single unit housing.	52	4412
Multiunit Residential	6/17/2024	In areas served by municipal water and sewer, density and minimum lot sizes for multiunit structures shall not be more restrictive than for single-unit structures.	52	4412
Affordable Housing Density Bonus	6/17/2024	Affordable housing development may exceed density limits by 40% ***rounded up to the nearest whole unit.***	52	4412
Unrelated Occupants	6/17/2024	No bylaw shall have the effect of prohibiting unrelated occupants from residing in the same dwelling unit.	52	4412
Hotel/Motel Conversion	6/17/2024	Bylaws cannot prevent the conversion of hotels and motels to permanent housing.	52	4412
Parking Space Size	6/17/2024	Bylaws cannot require parking spaces to exceed 9' x 18' except for required ADA-compliant spaces.	54	4428
Existing Nonconforming Parking	6/17/2024	Existing nonconforming parking spaces shall count toward parking required for new residential units.	54	4428
Adjacent Parking	6/17/2024	Required parking may be located on adjacent lots with valid legal agreements.	54	4428
Permissible Zoning	7/1/2024	Effective date of permissible types of zoning regulations as amended in the HOME Act is moved to July 1, 2024, from December 1, 2024.	56	4414
Hearing Notice	6/17/2024	A hearing notice shall be provided within 120 days of an application being deemed complete.	58	4464
Appeals	6/17/2024	The number of persons petitioning an appeal of a local permit is increased from 10 to 20.	59	4465
Decision	6/17/2024	The Superior Court Environmental Division shall strive to issue a decision on the appeal of a municipal approval within 90 days of the close of the hearing.	61	10 VSA §8504
Municipal and Regional Planning and Resilience Fund	6/17/2024	The Municipal and Regional Planning Fund is renamed the Municipal and Regional Planning and Resilience Fund and flood protection and climate resilience are added as priorities. Until July 1, 2027, funding to create zoning and subdivision regulations for municipalities that don't have them shall be prioritized and incentivized.	62	4306

Tax Provisions	Effective Date	Act 181 (H.687) Standard	Act 181 Section	VSA Citation
Qualified Flood Mitigation Projects	6/17/2024	Tax credits are extended to flood mitigation projects that include relocation of building systems above flood level, repairs or reinforcement of foundation walls, or elevation of entire buildings.	69	32 VSA §5930
Qualified Applicantions	6/17/2024	Ends qualification for expenditures resulting from Tropical Storm Irene in 2011.	70	32 VSA §5930
Code Improvement Tax Credit	6/17/2024	Increases the credit for combined costs to $100,000 from $50,000.	71	32 VSA §5930
Property Transfer Tax	8/1/2024	Establishes new transfer tax rates and increases the property value subject to the tax, and specifically establishes a 3.4% rate for second homes.	73	32 VSA §9602
Clean Water Surcharge	6/17/2024	Establishes the new clean water surcharge rates and increases the property value subject to the surcharge.	74 & 75	32 VSA §9602a
Property Valuation Funds	6/17/2024	Estblishes a new rate of the property transfer tax to be deposited into the property valuation and review fund.	75a	32 VSA §9610
Municipal & Regional Planning Fund	6/17/2024	Establishes that 13% of the property transfer tax revenue shall be deposited into the Municipal and Regional Planning Fund.	76	24 VSA §4306
General Fund	6/17/2024	Establishes that 37% of the property transfer tax revenue shall be depositied into the general fund.	77	32 VSA §435
General Fund	6/17/2024	Establishes that amounts in excess of $32,954,775 from the property transfer tax shall be transferred to the general fund ($6,106,335 to VHCB, $1,279,740 to Municipal and Regional Planning Fund).	78	
Flood-Impacted Communities Exemption	6/17/2024	Until July 1, 2037, 32 VSA Chapter 125 Subchapter 3 is added to provide property value increase and property tax exemptions in flood impacted communities for qualifying improvements to primary residential units within 1/2 mile of a designated center or new market tax credit area. The program shall be adminstered by ACCD with applications accepted until December 31, 2027.	80	
Grand List Valuation	6/17/2024	Until July 1, 2037, for parcels exempt under the new subchapter 3, the insurance replacement value shall not be substituted for the full listed value absent the exemption and the grand list shall indicate whether the exemption applies to the state property tax or both the state and municipal property tax.	81	32 VSA §4152
Grand List Valuation	8/1/2024	Removes valuation procedure for parcels exempted per subchapter 3.	83	32 VSA §4152
Exemptions	6/17/2024	Establishes tax exemptions within 3 years of transfers for abandoned dwellings rehabilitated for principal residential occupancy.	83a	32 VSA §9603

Misc. Provisions	Effective Date	Act 181 (H.687) Standard	Act 181 Section	VSA Citation
Rental Housing Improvement Program	6/17/2024	Establishes that DHCD may use up to 5% of its appropriations to administer the program and cooperate with other agencies and organizations to carry out the purposes of the program. Program requirements for grants and foregivable loans are established or revised.	86	10 VSA §699
Resident Services Program	6/17/2024	Establishes that the Agency of Human Services shall work with VHCB to develop a program to distribute funds to affordable housing organizations to respond to urgent resident needs and aid with housing retention.	88	
Middle-Income Homeownership Development Program	6/17/2024	Clarifies that the total amount of subsidies for a Middle-income Homeownership Development Program project shall not exceed 35% unless DHCD determines that an increase is necessary to result in affordable owner-occupied housing.	89	
1st Generation Homebuyer Program	6/17/2024	$1,000,000 is appropriated in FY25 for a grant to VHFA for the First-Generation Homebuyer Program.	90	
Land Access & Opportunity Board	6/17/2024	$1,000,000 is appropriated in FY25 for VHCB to administer and support the Land Access and Opportunity Board.	91	
Accessibility for Priority Housing Projects	6/17/2024	Establishes that tenants with disability shall have priority for rental or lease of accessible units.	92	24 VSA §4010
Rental Housing Stabilization	6/17/2024	$400,000 is appropriated in FY25 for CVOEO for the Rental Housing Stabilization Services Program.	94	
Tenant Representation Program	6/17/2024	$1,025,000 is appropriated in FY25 for Vermont Legal Aid for the Renant Representation Pilot Program.	95	
Rent Arrears Assitance Fund	6/17/2024	$2,500,000 is appropriated for Vermont State Housing Authority for the Rent Arrears Assistance Fund.	96	
Landlord Certificate	7/1/2025	Establishes that the annual landlord certificate include details about the landlord and rental unit(s) and that DHCD report on the aggregated data collected.	98	32 VSA §6069
Tax Record Confidentiality	6/17/2024	Establishes that the Commissioner of Taxes may disclose a tax return to the Division of Emergency Management for emergency management purposes and to DHCD for the purpose of carrying out the statewide housing needs assessment.	99	32 VSA §6069
STR Safety Disclosure	6/17/2024	Establishes that DPS shall prepare guidance for habitation of STRs and that operators post the guidance in STRs.	101	20 VSA §2678
Flood Risk Disclosure	6/17/2024	Establishes that a seller of property shall disclose whether the property is located in a flood hazard area, whether the property was subject to flooding or flood damage while the seller posessed the property, and whether the seller maintains flood insurance.	102	27 VSA §380
Rental Flood Risk Disclosure	6/17/2024	Establishes that prior to execution of a lease a landlord shall disclose whether a rental property is located in a flood hazard area on a form prescribed by DHCD.	103	9 VSA §4466
Mobile Home Flood Risk Disclosure	6/17/2024	Establishes that mobile home lot leases disclose on a form provided by DHCD whether any lot is located in a flood hazard area	104	10 VSA §6236
Flood Hazard Definitions	6/17/2024	Clarifies meaning of flood hazard area and flood insurance rate map.	105	10 VSA §6201
Flood History Disclosure	6/17/2024	Establishes that the seller of a mobile home provide prospective buyer a written disclosure of flooding or flood damage .	105a	9 VSA §2602
Manufactured Home Improvement & Repair Program	6/17/2024	Directs how appropriations to the Manufactured Home Improvement and Repair Program shall be used and allows for DHCD to use up to 5% of its appropriations to adminster the program and cooperate with other agencies and organizations to carry out the purposes of the program.	106	
Mobile Home Improvement Appropriation	6/17/2024	$1,000,000 is appropriated in FY25 for the Mobile Home Improvement and Repair Program.	107	
Age-Restricted Housing	6/17/2024	Requires sellers to notify VHCB, gives VHCB first right of refusal for age-restricted residential properties, and lists exemptions to the requirement.	109	
Age-Restricted Housing Rent Increase	6/17/2024	Requires owners of private age-restricted housing to provide to DHCD and affected residents on a form provided by DHCD written notification of rent increases.	110	9 VSA §4468

Study or Rulemaking Topic	Due Date	Description of Act 181 (H.687) Mandate	Responsibility	Act 181 Section	VSA Title
Act 250 Appeals Study	1/15/2026	The LURB shall convene a stakeholder group (composed of representatives from VAPDA, Chamber of Commerce, ACCD, ANR, Land Access Opportunity Board, Office of Racial Equity, and interests from realty, non-profit and for-profit housing development, commercial development, and engineering) to evaluate whether appeals should be transfered to the LURB or stay with the Environmental Court.	LURB	11a	
Forest Block & Habitat Connector Rulemaking	6/15/2026	The LURB shall convene stakeholders by July 1, 2025, to develop rules to discourage forest and habitat fragmentaion by encouraging clustered development. Final proposed rules must be submitted to the Sectetary of State and Legislature by June 15, 2026.	LURB	14	
Tier 3 Rulemaking	2/1/2026	The LURB shall convene stakeholders by January 1, 2025, to develop rules to identify critical natural resources areas to be protected under Tier 3 area status taking measures to ensure that no municipality or region is disproportionately impacted by the designation.	LURB	22	
Tier 1A Guidelines	1/1/2026	The LURB shall publish guidelines for municipalities seeking to obtain Tier 1A area status.	LURB	29	
Tier 2 Area Report	2/15/2026	The LURB shall report recommendations for Act 250 jurisdiction in Tier 2 areas.	LURB	34	
Wood Product Manufacturers Report	3/15/2025	The LURB shall convene stakeholders to report on how the Act 250 permitting process can better support wood products manufacturers and their role in the forest economy.	LURB	35	
Location-Based Jurisdiction Review	2/1/2029	The LURB shall review and report on the new tiered jurisdiction framework outlining successes and recommend any needed changes, specifically whether the new framework has reduced appeals and created more equity and cohension among districts.	LURB	36	
Affordable Housing Incentives Study	12/15/2024	State housing agencies, in consultation with stakeholders, shall submit a report to the legislature identifying policies to incentivize mixed-income, mixed-use development and support affordable housing production throughout the state.	DHCD, VHCB, LAOB, and VHFA	37	
Transporation Support Study	12/15/2025	The Agency of Transporttion (AOT) in consultation with DHCD, VLCT, VAPDA and the NRB (LURB?) shall review state revenues for transit support and recommend to the legislature processes to preserve the revenues, requirements and benefits.	AOT	37a	
Regional Planning Commission Study	2/28/2025	In consultation with stakeholder groups, VAPDA shall hire an independent consultant to examine strategic opportunities for regional planning commissions to better serve municipalities and the state.	VAPDA	50	
Mapping Tier 1A Eligible Areas	2/28/2026	VAPDA in conjunction with DHCD and LURB shall develop a process for mapping areas eligible for Tier 1A status.	VAPDA	49	24 VSA §4348a
Municipal Technical Assistance Report	12/31/2025	By December 31, 2025, the DHCD Commissioner shall report to the legislature recommendations for providing coordinated technical assistance to municipalities particpating in the Vermont Community Investment Program.	DHCD	67	
Annual Regional Housing Targets Report	6/17/2024	Upon publication of the Vermont Housing Needs Assessment (VHNA), DHCD shall work with RPCs to develop metrics for measuring progress toward the statewide and regional housing targets, employ the metrics to set annual goals for achieving statewide and regional targets, and report on progress annually.	DHCD, RPCs	93	
Land Bank Report	12/15/2024	By December 15, 2024, VHCD and VLCT shall analyze the feasibility of a land bank program to acquire and restore distressed properties and report findings to the legislature.	DHCD, VLCT	111	
Rent Payment Reporting	12/15/2024	To facilitate the development of a pilot program for housing providers, by December 15, 2024, the Office of the State Treasurer shall study entities facilitating landlord credit reporting and use of rent payment software.	State Treasurer	112	
Landlord-Tenant Law Study	12/15/2024	Creates a Landlord-Tenant Law Study Committee to review and consider changes to Vermont landlord-tenant laws. $7,700 is appropriated in FY25 for per diem compensation to committee members.	Legislature	113	