

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on Government Operations to which was referred House
3 Bill No. 448 entitled “An act relating to approval of amendments to the charter
4 of the City of Burlington” respectfully reports that it has considered the same
5 and recommends that the bill be amended by striking out Sec. 2, 24 App.
6 V.S.A. chapter 3 (City of Burlington), in its entirety and inserting in lieu
7 thereof a new Sec. 2 to read as follows:

8 Sec. 2. 24 App. V.S.A. chapter 3 is amended to read:

9 CHAPTER 3. CITY OF BURLINGTON

10 * * *

11 § 48. ENUMERATED

12 The City Council shall have power:

13 * * *

14 (66)(A) To provide by ordinance protections for residential tenants, as
15 defined in 9 V.S.A. chapter 137, from eviction without “just cause,” where
16 “just cause” shall include:

17 (i) a tenant’s material breach of a written rental agreement;

18 (ii) a tenant’s violation of State statutes regulating tenant

19 obligations in residential rental agreements;

20 (iii) nonpayment of rent; and

1 (iv) a tenant’s failure to accept written, reasonable, good faith
2 renewal terms.

3 (B) The ordinance shall exclude from “just cause” the expiration of a
4 rental agreement as the sole grounds for termination of tenancy. In addition to
5 the exemptions in 9 V.S.A. chapter 137, the ordinance shall exempt from this
6 provision, subject to mitigation provisions, sublets and in-unit rentals as well
7 as the following properties, but not limited to:

8 (i) owner-occupied duplexes and triplexes;

9 (ii) those being withdrawn from the rental market, including
10 properties to be occupied by the owner or an immediate family member as a
11 primary residence; and

12 (iii) those in need of substantial renovations that preclude
13 occupancy.

14 (C) The ordinance shall include provisions that:

15 (i) mitigate potential negative impacts on tenants and property
16 owners, including requirements of adequate notice and reasonable relocation
17 expenses;

18 (ii) provide for a reasonable probationary period after initial
19 occupancy; and

