

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on Ways and Means to which was referred Senate Bill  
3 No. 79 entitled “An act relating to rental housing health and safety”  
4 respectfully reports that it has considered the same and recommends that the  
5 House propose to the Senate that the report of the Committee on General,  
6 Housing, and Military Affairs be amended as follows:

7 First: By striking out Secs. 3–3a and the reader assistance heading for  
8 Sec. 3a in their entirety and inserting in lieu thereof Secs. 3–3b and their  
9 reader assistance headings to read as follows:

10 Sec. 3. 3 V.S.A. § 2479 is added to read:

11 § 2479. RENTAL HOUSING REGISTRATION

12 (a) Registration. Except as otherwise provided in subsection (b) of this  
13 section, annually, on or before March 1, the owner of each unit of rental  
14 housing that in the previous year was leased or offered for lease as a dwelling  
15 unit, as defined in 9 V.S.A. § 4501, or was a “short-term rental,” as defined in  
16 18 V.S.A. § 4301, shall:

17 (1) register with the Department of Housing and Community  
18 Development and provide the information required by subsection 2478(b) of  
19 this title; and

20 (2) pay to the Department an annual registration fee of \$35.00 per unit.

1        (b) Exceptions.

2            (1) Unit registered with another program.

3            (A) The registration requirement imposed in subdivision (a)(1) of this  
4 section does not apply to a unit that is currently registered with a municipal,  
5 district, or other local government rental housing health and safety program  
6 that requires the owner to register the unit and provide the data required in  
7 subsection 2478(b) of this title.

8            (B) The fee requirement imposed in subdivision (a)(2) of this section  
9 does not apply to a unit that is currently registered with a municipal, district, or  
10 other local government rental housing health and safety program that requires  
11 the owner to register the unit and provide the data required in subsection  
12 2478(b) of this title and for which program the owner is required to pay a  
13 registration fee.

14           (2) Mobile homes.

15           (A) The registration requirement imposed in subdivision (a)(1) of this  
16 section does not apply to a mobile home lot within a mobile home park if:

17            (i) the owner has registered the lot with the Department of  
18 Housing and Community Development; and

19            (ii) the owner does not own a mobile home on the lot.

20           (B) An owner of a mobile home lot within a mobile home park who  
21 has registered the lot with the Department and who owns a mobile home on the

1 lot that is available for rent or rented shall register the property with the  
2 Department pursuant to subdivision (a)(1) of this section and pay a fee equal to  
3 the fee required by subdivision (a)(2) of this section less any fee paid within  
4 the previous 12 months pursuant to 10 V.S.A. § 6254(c).

5 (C) An owner of a mobile home who rents the mobile home, whether  
6 or not located in a mobile home park, shall register pursuant to this section.

7 (3) Unit not offered to general public. The registration and fee  
8 requirements imposed in subsection (a) of this section do not apply to a unit  
9 that an owner provides to another person, whether or not for consideration, if,  
10 and only to the extent that, the owner does not otherwise make the unit  
11 available for lease to the general public, and includes:

12 (A) housing provided to a member of the owner's family or personal  
13 acquaintances;

14 (B) housing provided to a person who is not related to a member of  
15 the owner's household and who occupies the housing as part of a nonprofit  
16 homesharing program; and

17 (C) housing provided to a person who provides personal care to the  
18 owner or a member of the owner's household.

19 (4) Housing provided as a benefit of farm employment. The registration  
20 and fee requirements imposed in subsection (a) of this section do not apply to a

1 unit of housing that is provided as a benefit of farm employment, as defined in  
2 9 V.S.A. § 4469a(a)(3).

3 (c) Rental Housing Safety Special Fund. The Department of Housing and  
4 Community Development shall maintain the fees collected pursuant to this  
5 section in a special fund entitled the Rental Housing Safety Special Fund, the  
6 proceeds of which the Department shall use:

7 (1) to hire authorized staff to administer the registry and registration  
8 requirements imposed in this section and in section 2478 of this title; and

9 (2) to provide funding to the Department of Public Safety to hire  
10 authorized staff to conduct inspections and regulate rental housing pursuant to  
11 20 V.S.A. chapter 173, subchapter 2.

12 \* \* \* Penalty for Failure to Register \* \* \*

13 Sec. 3a. 3 V.S.A. § 2479(d) is added to read:

14 (d) Penalty. The Department shall impose an administrative penalty of not  
15 more than \$200.00 per unit for an owner of rental housing who knowingly fails  
16 to register or pay the fee required pursuant to this section.

17 \* \* \* Registration; Prospective Repeal \* \* \*

18 Sec. 3b. REPEAL

19 3 V.S.A. § 2479(b)(4) (exemption for housing provided as a benefit of farm  
20 employment) is repealed.

1        Second: In Sec. 18, effective dates, by striking out subsections (c)–(d) in  
2        their entireties and inserting in lieu thereof subsections (c)–(e) to read as  
3        follows:

4        (c) Sec. 3 (rental housing registration) shall take effect on January 1, 2022.

5        (d) Sec. 3a (administrative penalty for failure to register) shall take effect  
6        on January 1, 2023.

7        (e) Sec. 3b (repeal of registration exemption for housing provided as a  
8        benefit of farm employment) shall take effect on January 1, 2024.

9

10

11

12

13

14

15

16        (Committee vote: \_\_\_\_\_)

17

\_\_\_\_\_

18

Representative \_\_\_\_\_

19

FOR THE COMMITTEE