

2024 Legislative Session Housing Priorities

H.719 Overview

These priorities aim to create more housing units to increase and restore the state's housing supply, make housing more affordable for Vermont families, create more opportunities for renters and homebuyers, rehouse homeless Vermonters in more permanent units, and respond to the housing needs of our current and future workforce.



ACT 250 Exemption Reform

- ▶ Full exemption for housing in all State Designated Areas (including a 1/2 mile around): Designated Downtowns, Village Centers, Neighborhood Development Areas, Growth Centers, and New Town Centers
- ▶ In areas feasibly served by water/wastewater, increase Act 250 exemption threshold to 30 units x 2 years and eliminate miles trigger. (Current trigger: 10 units x 5 miles x 5 years)
- ▶ Statewide reduction of “years trigger” from the current 10 units x 5 miles x 5 years to 10 units x 5 miles x 2 years



Housing Appeals Reform

- ▶ Remove right to appeal housing development that is located both in areas zoned for residential development *and* within a state designated area.
- ▶ Reform the “10-person appeal” so that appeals can only be triggered by a petition that has the support of 10% of municipality's population, not any 10 persons.
- ▶ Create an Appeal Bond process to shift financial liability of the appeal to the appealing party.
- ▶ Tighten timelines for review of housing project appeals to be heard within 60 days of filing and a decision provided within 90 days from the close of the hearing.



Permitting Reform

- ▶ Development Review Boards or like entity must issue a decision on the issuance of a housing permit within 60 days of filing.
- ▶ Reduce burdensome parking requirements to allow greater unit density.
- ▶ Permitting changes for hotel/motel conversions and for development of vital facilities/housing. This includes limitations on municipal regulation of certain facilities with significant state investment and public interest.



Act 47 (HOME Act) Updates

- ▶ Clarify the 5-units per acre density standard and strengthen it to enable quad-plex development.
 - ▶ Clarify “Affordability Density Bonus”.
 - ▶ Allow secondary dwelling structures.
 - ▶ Improve lot coverage requirements to allow for more density.
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Tax Incentives to Increase Housing Stock

- ▶ Property tax exemption: Freeze value of newly constructed or rehabilitated residential dwellings at their pre-improvement value for a 5-year period.
 - ▶ Property transfer tax exemption: Exempt buyer from transfer tax when purchasing blighted property for rehabilitation within three years.
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Learn much more about these proposals from a recorded presentation by the Vermont Departments of Housing and Community Development, Children and Families, and Tax.



<https://accd.vermont.gov/agency-news/webinar-housing-reform-priorities-presentation>