Basic Apartment/House Rentals – Regulations/Statutes

* **Health and Safety Statutes/Rules**
	+ Lead Paint – Vermont (Title 18, Chapter 38)
	+ Lead Paint – Federal RRP requirements
	+ Rental Housing Health Code – (The Department of Health) provides minimum housing standards for rental properties.
	+ Fire Safety Issues - (The Department of Public Safety, Fire Safety Division) includes fire safety issues, boilers, smoke and carbon monoxide requirements, electrical, plumbing.
	+ Potable Water & Wastewater Systems – (The Agency of Natural Resources) - wells and septic tanks.
	+ Municipal Minimum Housing Codes, where applicable
	+ Municipal Zoning Requirements, where applicable RE functional family, parking, unit occupancy limits,
	+ Federal Housing Quality Standards (HQS) – inspections and regulations for any property receiving federal funds (i.e. Section 8)
* **Other Statutes/Rules Applicable to Landlord-Tenant Relationship**
	+ Title 9, Chapter 137 governs the Landlord-Tenant relationship. It is commonly referred to as the Residential Rental Agreements Act.

* + Title 12, Chapter 169 governs the court process related to Ejectment (evictions).
	+ Title 9, Chapter 63 Consumer Protection includes Consumer Fraud, debt collection, and fair credit reporting
	+ Title 9, Chapter 139 Discrimination in Public Accommodations sets out “unfair rental practices” and protected classes of renters. (Landlords also have Federal rules and regulations to follow).
	+ Title 9A, Article 3 Commercial Paper (9A V.S.A. §3-311 Accord and Satisfaction by use of instrument) exempts security deposit returns from this section.
* Mobile Home Parks
	+ Title 10, Chapter 153 Mobile Home Parks governs operations of Mobile Home Parks
	+ Title 12, Chapter 169 governs the court process related to Ejectment (evictions).
	+ Title 9, Chapter 63 Consumer Protection includes Consumer Fraud, debt collection, and fair credit reporting
	+ Title 9, Chapter 139 Discrimination in Public Accommodations sets out “unfair rental practices” and protected classes of renters. (Landlords also have Federal rules and regulations to follow).
	+ Department of Economic, Housing and Community Development promulgated rules and regulations
	+ The Agency of Natural Resources regulates potable water and wastewater systems (wells and septic tanks).
* Campgrounds
	+ Title 9, Chapter 138 Campgrounds provides definition of procedure for removal of persons from campgrounds