

(E) Except for flood hazard and fluvial erosion area bylaws adopted pursuant to section 4424 of this title, no bylaw shall have the effect of excluding as a permitted use one accessory dwelling unit that is located within or appurtenant to an owner-occupied a single-family dwelling on an owner-occupied lot. A bylaw may require a single-family dwelling with an accessory dwelling unit to be subject to the same review, dimensional, or other controls as required for a single-family dwelling without an accessory dwelling unit. An accessory dwelling unit means an efficiency or one-bedroom apartment a distinct unit that is clearly subordinate to a single-family dwelling, and has facilities and provisions for independent living, including sleeping, food

* * *

housing.

(1) Equal treatment of housing and required provisions for affordable

provisions shall apply in every municipality:

Notwithstanding any existing bylaw, the following land development

§ 4412. REQUIRED PROVISIONS AND PROHIBITED EFFECTS

Sec. 1. 24 V.S.A. § 4412 is amended to read:

* * * Municipal Zoning * * *

It is hereby enacted by the General Assembly of the State of Vermont:

An act relating to promoting affordable housing

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properties, and is in existence on the date of enactment of any bylaw, including individual and separate and nonaffiliated ownership from surrounding (2) Existing small lots. Any lot that is legally subdivided, is in

* * *

~~regulates short-term rental units distinctly from residential rental units. (III) an increase in the dimensions of the parking areas~~

~~dwelling; or~~

~~(II) an increase in the height or floor area of the existing~~

~~(I) a new accessory structure;~~

~~the following that is involved in creation of an accessory dwelling unit:~~

(ii) a bylaw that requires conditional use review for one or more of

(i) a bylaw that is less restrictive of accessory dwelling units; or

prohibit:

(F) Nothing in subdivision (1)(E) of this section shall be construed to

~~specified in the bylaws are met;~~

~~(iii) Applicable setback, coverage, and parking requirements~~

~~area of the single-family dwelling or 900 square feet, whichever is greater.~~

(ii) The unit does not exceed 30 percent of the total habitable floor

(i) The property has sufficient wastewater capacity.

following:

preparation, and sanitation, provided there is compliance with all the

(i) The capacity of existing or planned community facilities.

not result in an undue adverse effect on any of the following:

These general standards shall require that the proposed conditional use shall

chapter, determines that the proposed use will conform to those standards.

the appropriate municipal panel, under the procedures in subchapter 10 of this

each allowed use must conform in the appropriate bylaws and if

the appropriate municipal panel, if general and specific standards to which

(A) In any district, certain uses may be allowed only by approval of

(3) Conditional uses.

§ 4414. ZONING; PERMISSIBLE TYPES OF REGULATIONS

Sec. 2. 24 V.S.A. § 4414 is amended to read:

(ii) the lot has a width or depth dimension of less than 40 feet.

(i) the lot is less than one-eighth acre in area; or

following applies:

and able to connect to municipal sewer and water service if either of the

(A) A municipality may prohibit development of a lot not served by

minimum lot size requirements of the new bylaw or interim bylaw.

in which it is located, even though the small lot no longer conforms to

an interim bylaw, may be developed for the purposes permitted in the district

(29) To regulate by means of an ordinance or bylaw the operation of short-term rentals within the municipality, provided that the ordinance or bylaw does not adversely impact the availability of long-term rental housing. As used in this subdivision, "short-term rental" means a furnished house,

* * *

powers:

For the purpose of promoting the public health, safety, welfare, and convenience, a town, city, or incorporated village shall have the following

§ 2291. ENUMERATION OF POWERS

Sec. 3. 24 V.S.A. § 2291 is amended to read:

* * *

(E) A multiunit dwelling project consisting of four or fewer units located in a district allowing multiunit dwellings may not be denied solely due to an undue adverse effect on the character of the area affected.

* * *

- (v) Utilization of renewable energy resources.
 - (iv) Bylaws and ordinances then in effect.
 - (iii) Traffic on roads and highways in the vicinity.
- specifically stated policies and standards of the municipal plan. purposes of the zoning district within which the project is located, and
- (ii) The character of the area affected, as defined by the purpose or

condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year.

Sec. 4. 27 V.S.A. § 545 is added to read:

§ 545. COVENANTS, CONDITIONS, AND RESTRICTIONS OF

SUBSTANTIAL PUBLIC INTEREST

Deed restrictions, covenants, or similar binding agreements added after

January 1, 2021 that prohibit or have the effect of prohibiting land

development allowed under a municipality's bylaws shall not be valid. This

section shall not affect the enforceability of any property interest held in whole

or in part by a qualified organization or State agency as defined in 10 V.S.A.

§ 6301a, including any restrictive easements, such as conservation easements

and historic preservation rights and interests defined in 10 V.S.A. § 822. This

section shall not affect the enforceability of any property interest that is

restricted by a housing subsidy covenant as defined by section 610 of this title

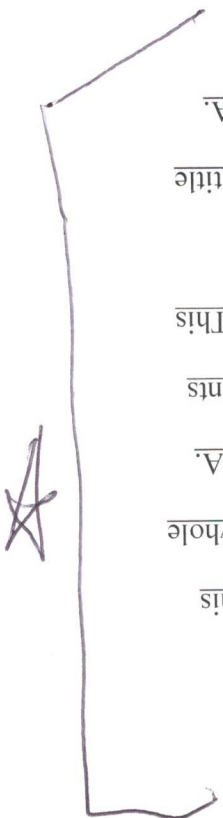
and held in whole or in part by an eligible applicant as defined in 10 V.S.A.

§ 303(4) or the Vermont Housing Finance Agency.

*** Mobile Home Parks ***

Sec. 5. MOBILE HOME PARK INFRASTRUCTURE

(a) The Department of Environmental Conservation shall:



INVESTMENTS

§ 10. VERMONT STATE TREASURER; CREDIT FACILITY FOR LOCAL

Sec. 6. 10 V.S.A. § 10 is amended to read:

and Institutions.

Military Affairs, on Natural Resources, Fish, and Wildlife, and on Corrections

and on Institutions and to the House Committees on General, Housing, and

Senate Committees on Economic Development, Housing and General Affairs

taken and recommendations for statutory or programmatic changes to the

(b) On or before January 15, 2021, the Department shall report on actions

Sponsorship Program and the Drinking Water State Revolving Fund.

home parks to the Clean Water Revolving Loan Fund, Water Infrastructure

the implementation of the plans and to improve access and terms by mobile

(3) identify statutory and programmatic changes necessary to assist in

mobile home parks that also have infrastructure needs; and

(2) provide similar assistance to the extent possible to similarly situated

wastewater, and stormwater infrastructure needs;

loans to the extent possible, to allow for improvements to drinking water,

forgiveness of State Revolving Loans RF1-104 and RF3-163 and additional

Connecticut River Tactical Basin Plan, including through restructuring or

implementation of the Tri-Park Master Plan and Deerfield River & Lower

(1) assist the Town of Brattleboro and the Tri-Park Cooperative in the

(a) Notwithstanding any provision of 32 V.S.A. § 433(a) to the contrary,

the Vermont State Treasurer shall have the authority to establish a credit

facility of up to 10 percent of the State's average cash balance on terms

acceptable to the Treasurer and consistent with prudent investment principles

and guidelines pursuant to 32 V.S.A. § 433(b)-(c) and the Uniform Prudent

Investor Act, 14A V.S.A. chapter 9.

(b) The amount authorized in subsection (a) of this section shall include all

credit facilities authorized by the General Assembly and established by the

Treasurer, and the renewal or replacement of those credit facilities. The

Treasurer may use amounts available under this section to provide financing

for infrastructure projects in Vermont mobile home parks and may modify the

terms of such financing in his or her discretion as is necessary to promote the

availability of mobile home park housing and to protect the interests of the

State.

* * * Effective Date * * * *

Sec. 7. EFFECTIVE DATE

This act shall take effect on passage.