

CATIC Financial

*2026 Vermont Legislative Summary**June 16, 2026***Government Relations Team:****Jamie Feehan:** jfeehan@primmer.com • **Jonathan Wolff:** jwolff@primmer.com**Michelle Farnham:** mfarnham@primmer.com • **Margaret Laggis:** laggistics@comcast.net**Address:** 30 Main Street, Suite 500, Burlington, Vermont 05402**Phone:** (802) 864-0880*Copies of Bills: Access the Legislative Website at www.leg.state.vt.us or email us at jwolff@primmer.com*

The Vermont General Assembly adjourned on May 29 to close out the 2026 session and 2025-2026 biennium after yet another session went into overtime. Unlike some previous years, the adjournment resolution was final and did not reserve the option to come back in session following adjournment to address any bills vetoed by the Governor. That means the Governor will have to call the Legislature back if he feels some bills or issues need to be addressed. In all likelihood, however, a veto session is doubtful as enough consensus was reached on the must-pass bills between the Governor and legislative leaders prior to adjournment that the Governor's signature on those bills is likely. That means any veto he does exercise over the next couple of weeks will stand. Legislators will have to start from scratch along with every other bill when the new legislative biennium starts next January.

The session unfolded largely as expected with the Governor and his Administration focusing on affordability priorities, continued efforts to stimulate housing including permit reform, and pursuing state budgets that continue to live within current means and don't rely on new taxes or fees. That focus clashed at times with a Legislature under Democratic majority control that often looked at affordability through a different lens and sought to address rising health care costs, maintaining or striving not to lose ground on climate initiatives, and at times pursuing new revenue measures - and ultimately false starts - such as higher taxes on upper income individuals or new, broad-based fees to fund the State's transportation infrastructure.

Looming above all, and yet still interconnected, was the issue of K-12 education delivery and financing. Last year's [Act 73](#) laid the framework for reform but left multiple policy decisions still to be made, such as whether or not to consolidate schools and school districts, and to cede local control and votes over funding to a statewide foundation formula. The Governor was adamant that forced consolidation was necessary to control costs and held that position right up until the end when he faced a Legislature - and perhaps the public - that favored a more voluntary approach. This year's bill, [H.955](#), allows for that voluntary process and framework for a short period of time. That, combined with the Governor's push in [H.949](#) (the property tax rate and yield bill) for enhanced penalties for schools that spend above statewide averages, paved the way for an agreement to be reached on these interconnected issues and adjournment. The transition to a foundation formula also remains in place but it, and many other decision points, will still be left for further review and decisions over the next few years and Legislatures.

A final adjournment also now clears the way for lawmakers seeking reelection to hit the campaign trails and seek contributions in support of those efforts. As the session plodded along to its end, it seemed there were daily announcements of legislators deciding not to seek reelection in the fall, to pursue a different office, or of new entrants looking to join the political mix. Signs point to another round of significant turnover in the General Assembly with an above average number not seeking to return, including from the very top of leadership with House Speaker Jill Krowinski (D-Burlington) and Senate Pro Tem Philip Baruth (D/P – Chittenden Central) each not seeking reelection. That is followed by the departure of several committee chairs, particularly in the House. Governor Scott (R) put speculation to rest and announced he will seek his sixth, two-year term to that office. This sets the stage for perhaps an unusually competitive August 11 primary in an otherwise sleepy political time as candidates jockey to be their party's choice on the November 3 ballots. There will, of course, be plenty of time for that discussion as the next several weeks unfold.

What follows is a summary of the bills and issues relevant to the Society and its members that passed this session, as well as few of interest that did not pass. (A few bills are still working their way from the State House to the Governor and the most recent link to bill text is provided.) Please let us know if you have any questions about a particular bill or issue.

BILLS THAT PASSED

Act 250 Jurisdiction—[S.325](#) repeals controversial provisions of Act 181 including the “road rule” and Tier 3 mapping of conservation areas which would have likely placed over 60% of Vermont’s land under new conservation regulations. It extends temporary Act 250 exemptions for housing development until 2028 and establishes a Joint Legislative Oversight Committee to oversee permitting processes and a public engagement plan for future regulatory tools.

Housing & Municipal Planning—[S.328](#) holds technical changes in housing and municipal planning including the requirement for formal housing elements within municipal plans, analysis of regulatory and physical constraints within municipalities, and progress tracking towards housing targets. S.328 expands an infrastructure and development lending program through the Treasurer’s office and extends VHFA down payment assistance programs, mobile home lot rent stabilization provisions, and introduces a modular construction pilot program to lower the cost of building.

Manufactured Housing/Limited Equity Cooperatives—[H.757](#) aims to make manufactured housing more affordable and to clarify ownership and financing rules. As passed, the bill simplifies the existing deed conversion process and ensures that a permanently sited manufactured home financed as residential real estate is treated the same as any other residential real estate by eliminating the warranty or quitclaim deed requirements.

Miscellaneous Judiciary—[S.109](#) contains numerous provisions across the spectrum of judiciary jurisdiction, but notable to CATIC is a provision that remedies the 2026 Vermont Supreme Court Kirshon decision. The bill does so by adding a curative provision that would prevent title disputes arising solely from technical defects or ambiguities in older conveying documents. The bill validates a deed, mortgage, lease, or other instrument that transfers an interest in real property if the power of attorney is not also recorded, provided that the instrument has been recorded in the land records for 15 years without being legally challenged. The bill was signed by the Governor June 12.

Miscellaneous Tax/Corporate Tax/Federal Link-Up – Status: The miscellaneous tax bill, [H.933](#), passed the House and Senate and will be sent to the Governor for an expected signature.

The annual bill originating with the Tax Department and then revised by the tax committees as it makes its way through the process typically contains technical and policy amendments to the tax code affecting individuals and businesses. This [fiscal note](#) from JFO provides more details on the overall bill. Linking Vermont to the federal tax code is typically a benign, annual amendment. This year, however, that link-up attracted more attention than usual because of last summer's federal legislation that contained numerous changes to the federal tax code. A Vermont link-up to conform with all of those federal changes would have resulted in an ongoing annual loss of over \$20 million to the General Fund; a loss unaccounted for in proposed budgets. As such, and in the absence of a new revenue source, the Legislature chose to conform in some cases and decouple in others. Among the amendments include:

- Conforming to federal treatment for:
 - the Child and Dependent Care Credit;
 - the limitation on business interest deduction;
 - expensing of depreciable assets for small businesses; and
 - the research and experimental procedures expense deductions for small businesses defined as under \$31 million in gross receipts. These taxpayers can fully expense R&E, and further can amortize past R&E expenses rather than lose them.
- Decoupling Vermont to federal treatment for:
 - bonus depreciation on qualified production property;
 - federal deductions for domestic research and experimental procedures for taxpayers with average gross receipts over \$31 million. These taxpayers can amortize domestic R&E expenses over five years;
 - federal deductions for foreign-sourced income; and
 - income excluded from the sale of qualified small business stock though taxpayers can use Vermont's 40% partial exclusion for capital gains income.
 - All are effective for tax year 2025 with the exception of income from the sale of qualified small business stock which will be tax year 2026.

Other amendments in the bill include:

- Increasing the Vermont research and development tax credit from 27 percent of the federal credit to 75 percent of the federal credit for expenditures that take place in Vermont.
- Repealing the inability for S-corporations to receive a tax credit for taxes paid to other states, which now treats such taxpayers on par with other types of pass-through business entities (e.g., partnerships, LLCs) can receive this credit. This amendment is effective retroactively on January 1, 2025, to apply to taxable years beginning on and after January 1, 2025.
- Aligning at \$5 million the Vermont estate tax filing threshold with the tax liability threshold so that taxpayers are not required to file a return when no tax is due.
- Giving authority to the Governor, annually on December 1, to elect to provide a list of eligible scholarship granting organizations to the U.S. Secretary of the Treasury for purposes of making the federal qualified elementary and secondary education scholarship tax credit available for Vermont taxpayers.
- Allowing a property tax credit to be calculated using 100 percent of the property tax liability of the party to a separation or divorce who is living in the homestead, even if the other party is still an owner.
- Increasing the amount of downtown and village center tax credits that can be awarded annually by \$500,000 to bring the total to \$3.5 million.
- The bill makes changes to the property transfer tax rate by stipulating that if a home fit for year-round residency is being sold and the next owner is not a homestead or a landlord, a property transfer tax of 3.4% will be applied to the sale. This language intends to close a loophole that allows homebuyers to avoid a higher property transfer tax rate for non-principal residences (3.4%, plus the 0.22% clean water

surcharge). Currently, the higher tax rate could be avoided if the purchaser rents the property to themselves or a close relative for 30 days or more without a bona fide landlord-tenant relationship. The Commissioner of Taxes may assess a higher PTT rate if there is no bona fide landlord-tenant relationship between two parties based on numerous factors.

- To address Transportation Fund shortfalls, and rather than the Governor's proposal to wind down entirely the transfer of the proceeds from the Purchase & Use tax to the Education Fund over five years, changing the statutory distributions of meals and rooms tax and purchase and use tax revenues with the result after these changes that \$10 million more goes to the TFund, the Ed Fund remains largely unchanged, and the General Fund has a \$10 million deficit that is covered by revenue generated in other provisions in the bill. The percentages are further revised beginning in fiscal year 2028 that brings an additional \$10 million to the TFund and places that deficit in the General Fund.
- The bill also contains yet another study of the broader tax code by directing JFO to conduct a 10-year study on Vermont taxes, focusing on how Vermont's taxes compare with other states and how Vermont taxes affect taxpayers of varying income levels.

Property Tax/Yield Bill – Status: The property tax and yield bill for the coming fiscal year, [H.949](#), passed the House and Senate on the final day and will now be sent to the Governor for consideration. The effective dates vary.

The bill uses approximately \$100 million in one-time General Funds to buydown a projected 8% increase in average property tax rates to be an approximate 3.5% increase. An additional \$4 million offers assistance to renters by increasing the tax credit cap available to eligible claimants from \$2,500 to \$3,250 and increasing the amount of U.S. Department of Housing and Urban Development (HUD) fair market rent that is used to calculate the credit to 12.5%. In addition, the income threshold for the so-called municipality property tax circuit breaker and housesite exemption thresholds are expanded by increasing the maximum household income from \$47,000 to \$50,000 and increasing the municipal credit from \$2,400 to \$2,600, and the education property tax credit from \$5,600 to \$6,000. Finally, the bill lowers the State's excess spending threshold for school districts, which is intended to disincentivize school district spending by double-taxing any spending increases over a certain amount. This latter provision was important to the Governor to help stem spending before reform measures go into effect. This [fiscal note](#) provides more details overall.

Education Reform Bill/Property Tax Classifications/Regional Assessment Districts – Status: The education reform bill, [H.955](#), passed the House and Senate and will now be sent to the Governor for an expected signature. The effective dates vary.

The bill contains new property tax classifications and regional assessment districts. They create three classifications: homestead; nonhomestead nonresidential; and nonhomestead residential, among other related amendments. The regional assessment districts are created so that properties on grand lists are regularly reappraised, that property data collection is consistent and standardized across the State, and that property valuation is conducted by trained and certified individuals and firms. As part of the new property tax classifications, homestead property owners will also be required to file a Dwelling Use Attestation, with penalties for failure to declare or enhanced penalties for fraudulent intent.

Economic Development – Status: [S.327](#) passed the House and Senate and was signed into law by the Governor on June 8, 2026, with the effective date that same date.

Among the amendments in the miscellaneous economic development bill is one related to the Vermont Economic Growth Incentive Program (VEGI) which makes the program permanent but reduces the cap for one or more initial approvals from \$15 million to \$10 million, and the cap for one or more final approvals from \$10 million to \$5 million. Still preserved is the ability to allow an annual \$5 million increase to the cap contingent on Joint Fiscal Committee approval. Another amendment authorizes businesses to round the final amount to the nearest nickel for cash transactions. If the final digit of the amount due is \$0.01, \$0.02, \$0.06, or \$0.07 they may

round down. If the final digit of the amount due is \$0.03, \$0.04, \$0.08, or \$0.09 they may round up. This does not apply to electronic and other non-cash payments, payment of wages, rebates or cash disbursements, or transactions governed by federal law that prohibits rounding. All applicable taxes and fees associated with cash transactions will still be calculated and remitted on the non-rounded amount. Another provision in the bill allows legislative bodies of towns, cities, or incorporated villages to establish themselves as commercial property-assessed clean energy districts (C-PACE). This would allow commercial property owners to secure private financing for clean energy projects. This [fiscal note](#) provides more details to the overall bill.

Data Privacy/Data Brokers – [S.71](#), a comprehensive data privacy bill, passed the House and Senate and was delivered to the Governor on June 10 for consideration. If signed, the bill and amendments will take effect on January 1, 2028.

The Governor has vetoed a privacy bill in the past over complexity, enforcement measures, and perceived concerns with making Vermont an outlier among regional states with a privacy framework. With this version of a privacy bill more closely aligned with some in the region, however, the Governor’s concerns may be mitigated. The bill contains consumer protections and rights of consumers to take with respect to their personal data held by companies, and obligations on those companies to manage, edit and delete upon request that personal data. The bill includes a number of exemptions for certain entities and sectors that are under separate privacy laws or are needed to support the purpose for the collection, processing, and sharing of such information. The bill also contains applicability thresholds for the number of Vermont consumers a business has in order to fall under the bill. Those thresholds are 35,000 Vermont consumers in general, and 3,000 Vermont consumers for businesses that process and/or sell sensitive data or health data.

Separately, the so-called data broker bill, [H.211](#), also passed the House and Senate was also recently delivered to the Governor for consideration. Removed from the bill entirely was the ability for a consumer to request of a data broker that the consumer’s personal information held by that data broker be deleted, absent an exemption a data broker could rely upon to deny a deletion request. That deletion provision raised concerns among entities that access to such information from data brokers for business purposes might be unavailable or inhibited, or face premature deletion by the data broker. Amendments remaining in the bill as passed now solely impact data brokers.

BILLS OR ISSUES THAT DID NOT PASS

Income Tax Bracket/Investment Proceeds Tax – Not enacted were House Ways & Means [proposals](#) to adopt a new Vermont investment proceeds tax, and revise personal income tax brackets by creating a new top marginal bracket for the so-called one percent of taxpayers with high income. There were also several other bills introduced on similar topics but all of them also failed to advance. These included:

- [S.282](#), which proposes to create a two percent personal income tax surcharge imposed on taxpayers with more than \$250,000.00 of AGI, and a six percent surcharge over \$500,000 of AGI; and create a wealth proceeds tax imposed on individuals, estates, and trusts with taxable income over certain thresholds.
- [H.619](#) would create a “surcharge” tax of 3% for those earning over \$1 million.
- [H.621](#) would create two new top-level tax brackets that raise income tax by 3% and 5% for those making over \$500,000 and over \$1 million, respectively.
- [H.620](#) would create a “wealth tax commission” tasked with analyzing the state’s taxation of wealth with a focus on areas that are “escaping taxation.”

Pending Legislation

Bill	Sponsors	Description	Status
H 23 01/09/25	Rep. Martin LaLonde	An Act Relating To The Transfer Of Property To A Trust This bill proposes to provide that when property owned by spouses as tenants by the entirety is transferred into a trust, each spouse retains the same immunity from creditor claims against the property that the spouses had before they transferred the property into the trust.	Did not pass
H 42 01/17/25	Rep. Thomas Stevens; Rep. Esme Cole; Rep. Kate McCann; et al.	An Act Relating To The Creation Of The Housing Board Of Appeals This bill proposes to establish the Housing Board of Appeals to hear appeals of zoning decisions related to the construction of housing.	Did not pass
H 70 01/23/25	Rep. Mark Higley; Rep. Allen "Penny" Demar; Rep. Beth Quimby; et al.	An Act Relating To The Inclusion Of Use Value Appraisal Land In The Conserved Land Inventory This bill proposes to add land enrolled in the Use Value Appraisal Program to be included in the definition of conserved land for purposes of the conserved land inventory.	Did not pass
H 72 01/23/25	Rep. Lawrence Satcowitz	An Act Relating To Municipal Ordinances Governing Nuisance Properties Containing Salvage And Scrap This bill proposes to authorize municipalities to adopt an ordinance that extends State and local enforcement authority concerning scrapyards to any premises within the municipality that constitutes a public nuisance due to the accumulation of rubbish, scrap, junk, or abandoned vehicles.	Did not pass
H 73 01/23/25	Rep. Joseph Parsons	An Act Relating To The Zoning Requirements For Group Homes This bill proposes to amend 24 V.S.A. § 4412(1)(G) to clarify that to qualify under the statute, a group home shall not have the intent or effect of segregating its residents from the surrounding community. The bill would require a group home to work to integrate its residents into the community in which it is located, whether through educational, work, or other opportunities.	Did not pass
H 91 04/04/25	Rep. Jubilee McGill; Rep. Esme Cole; Rep. Golrang Garofano; et al.	An Act Relating To The Vermont Homeless Emergency Assistance And Responsive Transition To Housing Program This bill proposes to establish the Emergency Temporary Shelter Program to replace the General Assistance Emergency Housing Program.	Did not pass
H 106 04/02/25	Rep. Thomas Stevens	An Act Relating To Selling Real Property Within A Fema Mapped Flood Hazard Area This bill proposes to repeal the requirement that a seller of real property notify a purchaser whether the property is located in a Federal Emergency Management Agency mapped flood hazard area.	House message: Governor approved bill on June 11, 2025 (06/13/25)
H 127 01/30/25	Rep. Leonora Dodge	An Act Relating To Deed Restrictions And Renewable Energy Devices This bill proposes to require home owners associations to remove references to restrictions on energy devices based on renewable resources in conflict with 27 V.S.A. § 544.	Did not pass
H 134 02/04/25	Rep. Charles Kimbell; Rep. Edward Waszazak; Rep. John O'Brien; et al.	An Act Relating To Calculating Land Use Change Tax And Creating A New Land Use Change Tax Exemption For Developing Affordable Housing This bill proposes to change the land use change tax calculation used when a portion of a parcel is removed from use value appraisal so that the calculation uses proration based on acreage instead of valuing the removed portion as a separate parcel. The bill also creates a new land use change tax exemption for land withdrawn to develop affordable housing.	Did not pass
H 137 03/20/25	Rep. Michael Marcotte; Rep. Abbey Duke; Rep. Anthony Micklus; et al.	An Act Relating To The Regulation Of Insurance Products And Services This bill proposes to make various amendments to Vermont law primarily as it pertains to the regulation of insurance products and services subject to the jurisdiction of the Department of Financial Regulation.	House message: Governor approved bill on May 19, 2025 (05/20/25)

Bill	Sponsors	Description	Status
H 142 02/05/25	Rep. Sarah "Sarita" Austin	An Act Relating To Requiring Inspection Of Wastewater Systems This bill proposes to require the seller of real property served by a wastewater system to provide the buyer with a certificate of inspection issued within two years prior to the conveyance.	Did not pass
H 157 02/06/25	Rep. Rob North; Rep. James Harrison; Rep. John Kascenska; et al.	An Act Relating To Act 250 Exemptions And Delegation Of Stormwater Permitting This bill proposes to allow municipalities with permanent zoning and subdivision bylaws and an approved town plan to designate Tier 1A and Tier 1B areas in the municipality and have those areas be exempt from the requirements of 10 V.S.A. chapter 151 until December 31, 2029. The bill would also require the Agency of Natural Resources to transition the stormwater permitting process to a delegated process where professional engineers are certified by the State to perform stormwater assessments and designs and permit their own work. The State would review the certified engineer's work periodically and may revoke certification if the work is not satisfactory.	Did not pass
H 181 02/11/25	Rep. R. Scott Campbell; Rep. Barbara Rachelson; Rep. Bram Kleppner; et al.	An Act Relating To Residential And Commercial Building Energy Standards This bill proposes to extend the term of the Building Energy Code Working Group, to direct the Public Service Department to establish a framework to attribute savings to building energy code compliance, to require the Department Public Service to develop methodology for calculating and reporting greenhouse gas savings annually, and to make changes to the Residential Builder Registry.	Did not pass
H 208 02/12/25	Rep. Michael Marcotte; Rep. Monique Priestley; Rep. Abbey Duke; et al.	An Act Relating To Consumer Data Privacy And Online Surveillance This bill proposes to provide data privacy and online surveillance protections to Vermonters.	Did not pass
H 211 03/27/26	Rep. Michael Marcotte; Rep. Monique Priestley; Rep. Abbey Duke; et al.	An Act Relating To Data Brokers And Personal Information This bill proposes to add various provisions to Vermont's laws that protect the personal information of its residents, including requiring data brokers to provide notice of security breaches, to certify that the personal information it discloses will be used for a legitimate purpose, and to delete the personal information of consumers who make such a request through the use of an accessible deletion mechanism.	Delivered to the Governor on June 10, 2026 (05/29/26)
H 243 03/25/25	Rep. Michael Marcotte; Rep. Edye Graning; Rep. Kirk White	An Act Relating To The Regulation Of Business Organizations This bill proposes to make technical and stylistic changes to Vermont's laws regulating business organizations in addition to changes aimed at reducing fraudulent business filings with the Secretary of State.	House message: Governor approved bill on May 1, 2025 (05/02/25)

Bill	Sponsors	Description	Status
H 253 02/18/25	Rep. Rebecca Holcombe; Rep. Kate Lalley	An Act Relating To Workforce Housing Zones This bill proposes to enact housing policy that advances Vermont's housing and climate goals, while reducing costs and growing the economy, by (1) establishing a revolving fund at the Vermont Housing Finance Agency (VHFA) that incentivizes development of low cost, climate- and labor-friendly modular housing, (2) creating a new Act 250 designation called workforce housing zones, and (3) prioritizing water and wastewater systems within the newly designated workforce housing zones. First, the VHFA shall serve as the fiscal agent for a newly created revolving fund and shall develop a plan to use bulk purchasing of homes produced through off-site construction to achieve lower construction costs for single- family and missing middle housing and develop a long-term plan for using off- site construction to achieve lower multifamily construction costs. The homes shall meet criteria for energy efficiency and affordability as determined by criteria established by the VHFA. Funds may be utilized through grants and technical assistance to existing businesses to develop or expand off-site construction capacity. Second, there is established a designation of workforce housing zones to include geographic areas within (1) six miles of the centroid of a census tract that has 7,200 or more jobs, (2) five miles of the centroid of a census tract that has between 4,999 to 7,200 jobs, and (3) three and one-half miles of the centroid of a census tract that has between 2,499 and 5,000 jobs. The workforce housing zones shall be reviewed and revised every five years using information from the U.S. Census Bureau and may be adjusted slightly to account for local circumstances within a duly adopted town plan with the concurrence of the applicable regional planning commission. The workforce housing zones shall receive the same benefits that apply to designated neighborhood development areas, except that the thresholds for applying jurisdiction under 10 V.S.A. chapter 151 shall be raised from (1) to 50 units for the construction of a housing project, (2) 10 to 50 lots for the definition of a subdivision, and (3) six to 25 lots for the definition of a subdivision in a municipality that does not have duly adopted permanent zoning and subdivision bylaws. Finally, this bill proposes to prioritize funding for public water and wastewater systems in workforce housing zones from any State funding source purposed for that or similar use. The Agency of Natural Resources shall study (1) the proximity of existing water and wastewater systems to workforce housing zones that could be expanded or upgraded, (2) the barriers and feasibility to the development of public municipal water and wastewater systems within workforce housing zones, (3) the options for expanding septic capacity in workforce housing zones through innovative and alternative wastewater treatment systems, and (4) the costs and benefits of creating additional capacity within the Department of Environmental Conservation for managing the development of water and wastewater systems of a fee basis for small municipalities and regions with workforce housing zones and the development of a model for accomplishing this objective.	Did not pass
H 272 02/19/25	Rep. Gregory Burt; Rep. Eric Maguire; Rep. Francis McFaun; et al.	An Act Relating To Development On Slopes This bill proposes to prohibit municipalities from prohibiting development on slopes.	Did not pass

Bill	Sponsors	Description	Status
H 273 02/19/25	Rep. Gregory Burt; Rep. Casey Toof; Rep. Chris Keyser; et al.	An Act Relating To The Use Value Appraisal Program This bill proposes to amend the eligibility requirements for the Use Value Appraisal Program by providing that a farmer is eligible for the Program when the farmer earns at least 25 percent of the farmer's annual gross income from the business of farming. The bill would also reduce the percentage rate of the land use change tax from percent to six percent of the full fair market value of the changed land. In addition, the bill would define a "farmer" eligible for enrollment of agricultural land to include a person who earns at least 25 percent of the farmer's income from the raising, feeding, or management of equines.	Did not pass
H 291 02/20/25	Rep. James Masland; Rep. Charles Kimbell; Rep. Herb Olson; et al.	An Act Relating To Enrollment Of Posted Land In The Use Value Appraisal Program This bill proposes to provide that land posted against hunting, fishing, or trapping shall pay a higher tax rate than agricultural land or managed forestland when enrolled in the Use Value Appraisal Program.	Did not pass
H 319 03/27/25	Rep. Amy Sheldon	An Act Relating To Miscellaneous Environmental Subjects This bill proposes to amend multiple environmental subjects. The bill would extend by a year the date by which an assessment of the end-of-life management of certain battery types shall be conducted and requires the battery stewardship organization in the State to complete the assessment instead of the Agency of Natural Resources. The bill also clarifies when a fuel dealer can deliver to a category one tank that does not have a valid permit or otherwise may result in a release to the environment. The bill would provide that information submitted to the Department of Environmental Conservation under the Healthy Homes Initiative shall be considered confidential. In addition, the bill would extend multiple deadline dates for reporting or rulemaking for specific flood safety, river corridor, wetlands, and dam programs.	Did not pass
H 340 02/25/25	Rep. Monique Priestley; Rep. Angela Arsenault; Rep. Candice White; et al.	An Act Relating To Regulating Developers And Deployers Of Certain Automated Decision Systems This bill proposes to regulate developers and deployers of automated decision systems used in consequential decisions in an effort to avoid algorithmic discrimination towards consumers.	Did not pass
H 341 02/25/25	Rep. Monique Priestley; Rep. Angela Arsenault; Rep. Daisy Berbeco; et al.	An Act Relating To Creating Oversight And Safety Standards For Developers And Deployers Of Inherently Dangerous Artificial Intelligence Systems This bill proposes to create safety standards for developers and deployers of inherently dangerous artificial intelligence systems.	Did not pass
H 342 04/02/25	Rep. Monique Priestley; Rep. Conor Casey; Rep. Kate Nugent; et al.	An Act Relating To Protecting The Personal Information Of Certain Public Servants This bill proposes to require data brokers to stop disclosing the protected personal information of certain public servants upon receiving a notice to stop disclosing the protected information.	Did not pass
H 360 02/26/25	Rep. Monique Priestley; Rep. Angela Arsenault; Rep. Brian Cina; et al.	An Act Relating To Privacy Protections For Mobile Identification This bill proposes to establish specific requirements to protect the privacy of individuals who use mobile identification.	Did not pass
H 365 02/26/25	Rep. Angela Arsenault; Rep. Edye Graning	An Act Relating To The Regulation Of Social Media Platforms And Artificial Intelligence Systems This bill proposes to require providers of social media platforms and artificial intelligence systems to register annually with the State and to agree to product safety and privacy terms.	Did not pass
H 390 02/26/25	Rep. Monique Priestley	An Act Relating To Restrictions On Digital Advertising Brokers This bill proposes to restrict certain digital advertisers from being able to own both a buying and selling digital advertisement brokerage and to require certain digital advertisers to adhere to ethical business practices, including the use of reasonable diligence in avoiding conflicts of interest and acting in the best interests of its customers.	Did not pass

Bill	Sponsors	Description	Status
H 391 02/26/25	Rep. Monique Priestley	An Act Relating To The Disclosure Of Transactions Involving Personally Identifiable Information This bill proposes to require that businesses disclose the amount of revenue they earn on transactions involving personally identifiable information.	Did not pass
H 412 02/27/25	Rep. Patricia McCoy; Rep. Ashley Bartley; Rep. Deborah Dolgin; et al.	An Act Relating To Land Use And Housing Development This bill proposes to make multiple changes related to housing, including changes to land use planning, Act 250, municipal and regional planning, housing programs, and tax increment financing.	Did not pass
H 453 02/28/25	Rep. Kate Lalley	An Act Relating To Amending Stormwater Management To Facilitate High-density Development This bill proposes to require the Secretary of Natural Resources to amend the stormwater management rules, including the stormwater management manual, in order align stormwater permitting standards with the land use changes in 2023 Acts and Resolves No. 47 and 2024 Acts and Resolves No. 181 that encourage increased development in high-density municipalities and neighborhoods. The revised stormwater permitting standards shall be designed to allow management measures that support increasing housing density in neighborhoods with walkable settings. As part of the revised rulemaking, the Secretary shall incorporate by reference existing innovative standards for management of stormwater, including off-site stormwater management, alternatives stormwater management, and management of high-density development, published by entities such as the U.S. Environmental Protection Agency.	Did not pass
H 472 04/01/25	House Committee on Government Operations and Military Affairs	An Act Relating To Professions And Occupations Regulated By The Office Of Professional Regulation This bill proposes to amend various provisions of the statutes governing professions and occupations to adjust the scope and amounts of fees associated with professional licensure, authorize the Office to apply a disciplinary action surcharge following a finding of unprofessional conduct, require cosmetologists to be trained in the care of textured hair, require licensed nursing assistants to take a competency exam after their license has lapsed for a period of not more than five years, remove motor vehicle racing from the regulatory authority of the Office of Professional Regulation, repeal provisions relating to escrow agents for prepaid funeral expenses, and add the position of Executive Officer for the Regulation of Mental Health Professions.	House message: Governor approved bill on June 11, 2025 (06/13/25)
H 479 04/01/25	House Committee on General and Housing	An Act Relating To Housing This bill proposes to make multiple changes related to housing programs. Specifically, the bill proposes to make amendments to the Vermont Rental Housing Improvement Program and create the Manufactured Home Improvement and Repair Program, create the Vermont Infrastructure Sustainability Fund, allow for tax credits for the First- Generation Homebuyer and Down Payment Assistance Program, make changes to the Brownfield Property Cleanup Program, allow for municipalities to enact a one percent tax on short-term rentals, make amendments to the landlord certificate requirements, make changes to the requirements for municipal zoning appeals, create the universal design study committee, and require multiple housing related reports.	Did not pass

Bill	Sponsors	Description	Status
H 507 04/17/25	Rep. Michael Boutin	An Act Relating To The Regulation Of Development In Wetlands This bill proposes to amend multiple provisions regarding the permitting of development in wetlands. The bill would amend the definition of a Class II wetland to provide that a Class II wetland is one that is not a Class I or Class III wetland and is mapped on the Vermont significant wetlands inventory maps or is an unmapped wetland that the Secretary of Natural Resources determines merits protection based on an evaluation of the functions and values. The bill would also amend the buffer zone requirements for a Class II wetland by providing that the buffer zone shall be 25 feet for a Class II wetland when the wetland is located in an industrial park, designated center, Tier 1A or Tier 1B area approved by the Land Use Review Board, or in locations meeting the requirements for an interim Act permit exemption. The bill would also exempt from permitting any construction activity location in an unmapped Class II wetland when the wetland is located in an industrial park, designated center, Tier 1A or Tier 1B area approved by the Land Use Review Board, or in locations meeting the requirements for an interim Act 250 permit exemption. In addition, the bill would extend from July 1, 2025 to July 1, 2026 the deadline for the Secretary of Natural Resources to amend the Vermont Wetlands Rules to clarify that the goal of wetlands regulation and management in the State is a net gain of wetlands. The bill also would amend the ratio for restoration of adverse effects in a wetland from a ratio of 2:1 restoration to loss to a ratio of 1:1 restoration to loss when the adverse effect occurs in an industrial park, designated center, Tier 1A or Tier 1B area approved by the Land Use Review Board, or in locations meeting the requirements for an interim Act 250 permit exemption. The bill would require the Agency of Natural Resources to publish wetland guidance on the mitigation and compensation sequence contemplated in the Vermont Wetland Rules.	Did not pass
H 546 01/06/26	Rep. Martin LaLonde	An Act Relating To The Uniform Disclaimer Of Property Interests Act This bill proposes to enact the Uniform Disclaimer of Property Interests Act in Vermont.	Did not pass
H 588 03/19/26	Rep. Matthew Birong	An Act Relating To Professions And Occupations Regulated By The Office Of Professional Regulation This bill proposes to explicitly enable the Office of Professional Regulation to rescind licenses and enforce against attempted fraudulent or deceptive procurement or use of a license. It will also require professional regulation board members to be adults. This bill modifies the uniform process for foreign credential verification and license denials. It will create a limited academic dentist license. This bill modifies regulations for massage therapist establishments. It will eliminate the advisory committee on midwifery that reports to the Director of the Office of Professional Regulation and the Commissioner of Health, and changes the license renewal requirement for midwives to submit individual practice data to a discretionary decision to be made by the Director. This bill modifies recommendation requirements for pharmacists prescribing vaccinations for patients 18 years of age or older and pharmacy technicians administering immunizations. The bill will modify the definition of "practice of funeral service" to include disposing of dead human bodies by cremation, alkaline hydrolysis, or natural organic reduction. This bill will also create a temporary expedited rule-making process for physiologist licensure educational requirements.	House message: Governor approved bill on June 8, 2026 (05/29/26)

Bill	Sponsors	Description	Status
H 592 01/07/26	Rep. Barbara Rachelson	An Act Relating To The Appointment Of Legal Counsel And Record Keeping In Civil Forfeiture Actions This bill proposes to mandate the assignment of a public defender for needy persons in certain civil forfeiture proceedings. The bill would also provide for notice of the right to legal counsel in such proceedings, along with mandates for law enforcement and adjudicators to maintain records of forfeited property.	Did not pass
H 602 01/07/26	Rep. Ashley Bartley; Rep. Patricia McCoy	An Act Relating To Housing And Land Use This bill proposes to make multiple changes to the State land use and development law and the municipal zoning laws related to residential housing construction.	Did not pass
H 607 01/08/26	Rep. Emilie Krasnow	An Act Relating To Institutional Real Estate Investors' Purchase Of Single- And Two-family Residences This bill proposes to require that institutional real estate investors wait 90 days prior to the purchase or acquisition of single- and two-family residences and to eliminate tax deductions for depreciation or interest related to these properties for institutional real estate investors.	Did not pass
H 632 01/09/26	Rep. Amy Sheldon	An Act Relating To Miscellaneous Environmental Amendments This bill proposes to amend multiple environmental subjects. The bill would extend by a year the date by which an assessment of the end-of-life management of certain battery types shall be conducted and requires the battery stewardship organization in the State to complete the assessment instead of the Agency of Natural Resources. The bill would extend multiple deadline dates for reporting or rulemaking for specific flood safety, river corridor, wetlands, and dam programs. The bill would amend notice requirements regarding clean water service providers. In addition, the bill would amend the scope of the stream alteration program so that permits are required when an alteration would occur in any watercourse with a watershed area greater than 0.5 square miles at the location of the proposed alteration. The bill also would strike stormwater impact fees for parcels subject to the three-acre general permit for stormwater discharges. The bill would make multiple amendments to the State Concentrated Animal Feeding Operation permit program. In addition, the bill would allow a State agency to adopt emergency rules if an amendment to a federal statute, rule, or policy would materially conflict with or threaten the ability of a State agency to implement a statutory or regulatory program under Vermont law. The bill also would amend the eligibility requirements for the State emissions repair program.	Did not pass
H 645 01/13/26	Rep. Christopher Pritchard; Rep. Sandra Pinsonault; Rep. Michael Southworth	An Act Relating To Identity Verification In Real Property Transactions This bill proposes to establish a registry of secure real property transactors who utilize an approved identity verification platform to verify the identity of grantors in a real property transaction. This bill also proposes to establish a procedure for town clerks to expedite the indorsement of instruments submitted for recording if the grantor, grantee, attorney for the grantor or grantee, real estate broker or salesperson for the grantor or grantee, title insurer, or mortgage lender is a secure real property transactor or otherwise uses an approved identity verification platform. This bill also proposes to require attorneys, real estate brokers, and real estate salespersons to take reasonable steps to verify the identity of their clients who are grantors in a real property transaction.	Did not pass
H 646 01/13/26	Rep. Lawrence Satcowitz	An Act Relating To Creating A Residential Property Tax Subclass For Uninhabitable Buildings This bill proposes to authorize municipalities to assess an annual fee on property that is determined to be uninhabitable pursuant to 24 V.S.A. § 2291(24).	Did not pass

Bill	Sponsors	Description	Status
H 648 02/04/26	Rep. Edye Graning; Rep. Michael Marcotte; Rep. Abbey Duke; et al.	An Act Relating To Banking, Insurance, And Securities This bill proposes to make various amendments to Vermont's banking, financial services, financial institutions, insurance, and securities laws.	Delivered to the Governor on June 10, 2026 (05/29/26)
H 663 01/14/26	Rep. Christopher Taylor; Rep. Anthony Micklus; Rep. Brenda Steady; et al.	An Act Relating To Exempting Municipalities From The Act 250 Requirement To Mitigate Reduction Of Primary Agricultural Soils This bill proposes to exempt municipalities from the Act 250 requirement to mitigate reduction of primary agricultural soils.	Did not pass
H 665 01/14/26	Rep. Charles Kimbell; Rep. Michael Marcotte	An Act Relating To Recording, Indexing, And The Duties Of Town Clerks This bill proposes to amend various provisions throughout the Vermont Statutes Annotated to use uniform and consistent terms related to the submission of instruments for recording in the land records and indexing in the general index maintained by municipal clerks.	Did not pass
H 677 01/14/26	Rep. Gregory Burt; Rep. Carolyn Branagan; Rep. Christopher Pritchard; et al.	An Act Relating To Primary, Secondary, And Local Importance Agricultural Soils And Solar Energy Generation This bill proposes to require that as part of electric generation facility siting cases before the Public Utility Commission, the Agency of Agriculture, Food and Markets be a required party; require information on secondary and local importance agricultural soils; and find that preclusion of farming on more than five acres will be an undue burden.	Did not pass
H 699 01/15/26	Rep. Monique Priestley	An Act Relating To Consumer Protection From Abusive Acts Or Practices This bill proposes to amend the Vermont consumer protection statutes to prohibit abusive acts or practices in commerce as defined.	Did not pass
H 706 01/16/26	Rep. Monique Priestley	An Act Relating To Internet Browsers And Data Selling This bill proposes to require a business that develops or maintains an internet browser to provide functionality within the browser that allows a consumer to send a preference that the consumer wishes to opt out of the sale of the consumer's personal data.	Did not pass
H 710 02/20/26	Rep. Kathleen James; Rep. R. Scott Campbell	An Act Relating To Defining Electricity Generating Facilities This bill proposes to amend the definition of "plant" to clarify when the Public Utility Commission would consider multiple energy-generating facilities to be a single facility. This bill would consider a plant with multiple energy-generating facilities to be a single facility if the facilities use the same electricity-generating technology and if the facilities are on the same parcel or contiguous parcels of land, unless an exception applies.	Delivered to the Governor on June 12, 2026 (05/29/26)
H 717 01/20/26	Rep. R. Scott Campbell	An Act Relating To The Residential And Commercial Building Energy Standards And The Adoption Of A Residential Building Code This bill proposes to change the name of the Division of Fire Safety to the Division of Fire and Building Safety and to transfer jurisdiction over the Residential and Commercial Building Energy Standards from the Department of Public Service to the Division of Fire and Building Safety. The bill also proposes to require the Division of Fire and Building Safety to adopt a residential building code that applies to public buildings that contain residential units.	Did not pass
H 718 03/27/26	Rep. R. Scott Campbell	An Act Relating To Building Energy Efficiency This bill proposes to direct the Division of Fire Safety to adopt a residential building code, establish a task force on improving the contractor registry, require contractors to disclose their criminal record, update the energy education requirements for regulated professionals, and grant municipalities the authority to administer and enforce the Residential Building Energy Standards and the Commercial Building Energy Standards.	Did not pass

Bill	Sponsors	Description	Status
H 730 01/21/26	Rep. Laura Sibilia; Rep. Lisa Hango; Rep. Lucy Boyden; et al.	An Act Relating To Act 250 Location-based Jurisdiction This bill proposes to make changes to the Act 250 Tier 3 rules, require notice to property owners about Tier 2 and 3, and require the Department of Taxes to consider impacts on the fair market value due to the requirements of Act 250.	Did not pass
H 735 01/21/26	Rep. Anthony Micklus; Rep. Abbey Duke; Rep. Ashley Bartley; et al.	An Act Relating To Issuance Of Temporary Licenses For Incapacitation Of Real Estate Brokers This bill proposes to permit the Vermont Real Estate Commission to issue a temporary license to the legal representative of a licensed real estate broker in the event of the broker's incapacitation.	Did not pass
H 737 01/21/26	Rep. Herb Olson	An Act Relating To Changes To Act 250 This bill proposes to make multiple changes to the State land use and development law known as Act 250.	Did not pass
H 746 01/22/26	Rep. Herb Olson; Rep. Abbey Duke; Rep. Emily Carris Duncan; et al.	An Act Relating To Potable Water Supply And Wastewater System Permitting This bill proposes to amend multiple provisions of the potable water supply and wastewater system requirements in statute and in rule in order to enable additional housing development in the State. The bill also would allow a permitted potable water supply used for a public benefit, such as a school, child or elder care, or a government building, to change to another use for a public benefit with a similar number of users without redesign of the supply or required additional capacity for the supply. The bill would require the potable water supply and wastewater system rules to be amended to provide design standards for the construction of wastewater systems underneath land used for parking, car parks, or other similar paved surfaces. The bill would also require the rules to be amended to reduce design flows to allow for compact housing and other appropriate development. In addition, the bill would provide that the minimum horizontal isolation distance between all components of a wastewater system and a potable water supply shall be 75 feet unless, based on the specific site conditions, the Secretary of Natural Resources determines that a greater isolation distance or larger isolation zone is necessary due to designated criteria. The bill would provide that when issuing a permit for an indirect discharge system, the Secretary shall require an easement or other permanent legal access only to the indirect discharge system and the disposal area and not for all potential service connections. The bill would provide that no wetlands permit would be required for the siting of a leachfield in the buffer zone of a Class II wetland when the leachfield is part of a permitted wastewater system. The bill also would provide that no Act 250 permit or permit amendment is required for the construction of improvements for water or wastewater infrastructure serving a village and downtown center. In addition, the bill would exempt from the land use change tax the construction on or development of land enrolled in the Use Value Appraisal Program for the purpose of permitting a potable water supply or wastewater system for residential housing.	Did not pass
H 748 01/22/26	Rep. Abbey Duke; Rep. Rebecca Holcombe	An Act Relating To Regional Plan Future Land Use Maps This bill proposes to make multiple changes to the regional plan map land use categories related to their use in Act 250 Tier 1.	Did not pass
H 749 01/22/26	Rep. Gregory Burt; Rep. Christopher Pritchard; Rep. David Bosch; et al.	An Act Relating To Land Use And Conservation This bill proposes to make multiple changes to the State land use and development law. It would also repeal the land conservation goals.	Did not pass
H 751 01/22/26	Rep. Gregory Burt; Rep. David Yacovone; Rep. Jed Lipsky; et al.	An Act Relating To Telecommunications Siting This bill proposes to change the process for siting telecommunications facilities to require facilities to receive a permit from District Commissions.	Did not pass

Bill	Sponsors	Description	Status
H 757 03/20/26	Rep. Gayle Pezzo; Rep. Marc Mihaly	An Act Relating To Manufactured Homes And Limited Equity Cooperatives This bill proposes to make amendments to the form of and conversion process for mobile home real estate deeds; make amendments to limited equity cooperative housing corporations to prohibit subleasing of a unit for a limited equity cooperative incorporated after June 30, 2026, unless the member can demonstrate a hardship, to specify that limited equity cooperatives are to be treated as nonprofit corporations, and to specify that limited equity cooperatives serve low- and moderate-income individuals for State funding and grant purposes; for the purposes of municipal zoning, to allow manufactured housing to the same extent as other housing; to exempt limited equity cooperative housing corporations from needing to obtain a stormwater permit due to the discharge of stormwater from impervious surface of three or more acres; and to exempt all mobile homes from sales tax, to subject mobile homes previously subject to sales tax to the property transfer tax, and to exempt from property taxes mobile home parks organized as a limited equity cooperative.	Delivered to the Governor on June 11, 2026 (05/29/26)
H 773 01/23/26	Rep. Marc Mihaly	An Act Relating To Property Tax Sales For Property That Is Abandoned Or Unfit For Human Habitation This bill proposes to authorize a municipal tax sale when the outstanding taxes due are less than the statutory minimum of \$1,500.00 if a municipality gets a court order that the real property is abandoned and the dwelling on the property is unfit for human habitation.	Did not pass
H 775 03/24/26	Rep. Marc Mihaly; Rep. Thomas Charlton; Rep. Ashley Bartley; et al.	An Act Relating To Creating Tools For Housing Production This bill proposes to create the Rural Housing Finance Pilot Program and the off-site construction accelerator pilot program; to authorize municipalities to issue revenue bonds backed by special assessments for the purpose of financing a public improvement within a special assessment district; to increase the financial cap on the Office of the State Treasurer's authority to establish a credit facility for purposes of funding mobile home park infrastructure; to authorize the State Treasurer to retain interest on loans issued using credit facility funds for the purpose of promoting the increased availability of housing and the bulk purchasing of off-site constructed housing; to authorize the State Treasurer to create an additional credit facility of one percent for the bulk purchase of off-site constructed housing; and to create the Vermont Housing Special Fund for the purposes of administering interest paid on loans issued using credit facility funds.	Did not pass
H 792 01/28/26	Rep. Monique Priestley; Rep. Barbara Rachelson; Rep. Carol Ode; et al.	An Act Relating To Liability Standards For Developers And Deployers Of Artificial Intelligence Systems This bill proposes to set liability standards for developers and deployers of certain artificial intelligence systems.	Did not pass
H 812 01/29/26	Rep. Monique Priestley	An Act Relating To Data Loyalty This bill proposes to increase privacy protections and data security by regulating how certain businesses store, share, and sell the personal data of Vermont consumers.	Did not pass
H 820 01/29/26	Rep. Marc Mihaly; Rep. Ashley Bartley; Rep. Ela Chapin; et al.	An Act Relating To Environmental Appeals And Enforcement Cases This bill proposes to transfer the authority of the Environmental Division of the Superior Court to hear appeals and enforcement cases related to State environmental permits to the Land Use Review Board and the Secretary of Natural Resources.	Did not pass
H 826 01/29/26	Rep. Brian Cina; Rep. Emily Carris Duncan; Rep. Chloe Tomlinson; et al.	An Act Relating To Land Access And Opportunity This bill proposes to create the Land Access and Opportunity Fund to be administered by the Land Access and Opportunity Board. The bill also proposes to require an affordable housing tax report from the Department of Taxes and to create the Land Security Working Group.	Did not pass

Bill	Sponsors	Description	Status
H 827 01/29/26	Rep. Anthony Micklus	An Act Relating To Flooding Disclosures When Conveying Real Estate This bill proposes to authorize a seller of real property who has never resided on the property while under the seller's possession to notify a potential buyer that the seller cannot affirm whether the property was subject to flooding or flood damage while the seller possessed the property.	Did not pass
H 883 02/04/26	Rep. Christopher Morrow; Rep. Abbey Duke; Rep. Anthony Micklus; et al.	An Act Relating To A Permit Reform Task Force This bill proposes to establish a task force to evaluate reform options for State permitting processes. The task force would consider ways to make the permitting process more transparent, speedier, and less cumbersome for Vermonters, including evaluating the creation of a single point of entry for all State permits.	Did not pass
H 932 03/26/26	House Committee on Agriculture, Food Resiliency, and Forestry	An Act Relating To The Regulation Of Forestry Under Act 250 This bill proposes to clarify Act 250 jurisdiction over forestry by specifying that on a parcel devoted primarily to forestry, that jurisdiction only attaches to the part of the property that is for development. It would also exempt log and pulp concentration yards from Act 250. It would also clarify that forestry and logging below 2,500 feet in elevation is exempt from Act 250, provided it does not violate any other Act 250 permit conditions.	Delivered to the Governor on June 11, 2026 (05/29/26)
H 933 04/01/26	House Committee on Ways and Means	An Act Relating To Miscellaneous Administrative And Policy Changes To The Tax Laws This bill proposes to make multiple administrative and policy changes to Vermont tax laws.	Delivered to the Governor on June 12, 2026 (05/29/26)
H 937 04/01/26	House Committee on Judiciary	An Act Relating To Miscellaneous Judiciary Procedures This bill proposes to make a number of miscellaneous amendments related to civil and criminal procedure statutes.	Delivered to the Governor on June 12, 2026 (05/29/26)
S 3 03/11/25	Sen. Nader Hashim	An Act Relating To The Transfer Of Property To A Trust This bill proposes to provide that when property owned by spouses as tenants by the entirety is transferred into a trust, each spouse retains the same immunity from creditor claims against the property that the spouses had before they transferred the property into the trust.	Senate Message: Signed by Governor April 24, 2025 (04/24/25)
S 24 01/23/25	Sen. Thomas Chittenden	An Act Relating To Stormwater Management This bill proposes to amend requirements related to the permitting of stormwater systems in the State. The bill would extend the deadline by which owners of impervious surface subject to the three-acre impervious surface permit must complete permitting. The bill also would allow municipalities that assume full legal responsibility for a stormwater system to assess municipal impact fees on users of the stormwater system. In addition, the bill extends from July 1, 2027 to July 1, 2036 the assessment of the 0.22 percent clean water surcharge on the property transfer tax. The bill also would establish the Local Community Implementation Special Fund to provide grants to municipalities to assist in the stormwater permitting of residential subdivisions or orphan systems in the State.	Did not pass
S 50 03/18/25	Sen. Anne Watson; Sen. Ruth Hardy; Sen. Scott Beck; et al.	An Act Relating To Increasing The Size Of Solar Net Metering Projects That Qualify For Expedited Registration This bill proposes to increase the size of solar net metering projects that qualify for an expedited approval process from 15 kW to 25 kW.	Senate Message: Signed by Governor 5/28/2025 (05/29/25)
S 70 02/18/25	Sen. Alison Clarkson; Sen. Wendy Harrison; Sen. Joseph Major; et al.	An Act Relating To Data Brokers And Personal Information This bill proposes to add various provisions to Vermont's laws that protect the personal information of its residents, including requiring data brokers to provide notice of security breaches, to certify that the personal information it discloses will be used for a legitimate purpose, and to delete the personal information of consumers who make such a request through the use of an accessible deletion mechanism.	Did not pass

Bill	Sponsors	Description	Status
S 71 04/01/25	Sen. Alison Clarkson; Sen. Wendy Harrison; Sen. Joseph Major; et al.	An Act Relating To Consumer Data Privacy And Online Surveillance This bill proposes to provide data privacy and online surveillance protections to Vermonters.	Delivered to Governor on June 10, 2026 (05/29/26)
S 93 02/27/25	Sen. Thomas Chittenden; Sen. Ann Cummings; Sen. Christopher Mattos; et al.	An Act Relating To Consumer Data Privacy This bill proposes to provide data privacy protections to Vermonters.	Did not pass
S 102 02/28/25	Sen. Scott Beck	An Act Relating To Land Use And Housing Development This bill proposes to make multiple changes related to housing, including changes to land use planning, Act 250, municipal and regional planning, housing programs, and tax increment financing.	Did not pass
S 109 03/25/25	Sen. Nader Hashim	An Act Relating To Miscellaneous Judiciary Procedures This bill proposes to make a number of miscellaneous amendments related to civil and criminal procedure statutes.	Senate Message: Signed by Governor June 12, 2025 (06/13/25)
S 127 04/02/25	Senate Committee on Economic Development, Housing and General Affairs	An Act Relating To Housing And Housing Development This bill proposes to make multiple changes related to housing programs. Specifically, the bill proposes to make amendments to the Vermont Rental Housing Improvement Program and create the Manufactured Home Improvement and Repair Program, create the Vermont Infrastructure Sustainability Fund, allow for tax credits for the First- Generation Homebuyer and Down Payment Assistance Program, make changes to the Brownfield Property Cleanup Program, create a study committee related to disability housing, and require multiple housing-related reports. This bill additionally proposes to create the Community Housing Infrastructure Program, administered by the Vermont Economic Progress Council, to authorize municipalities to use tax increment financing to pay for infrastructure that will stimulate the development of housing.	Senate Message: Signed by Governor June 12, 2025 (06/13/25)
S 133 03/25/25	Sen. Kesha Ram Hinsdale; Sen. Alison Clarkson; Sen. Thomas Chittenden	An Act Relating To Land Use, Housing, And Brownfields This bill proposes to make multiple changes related to municipal zoning, the State land use and development law, and brownfields.	Did not pass
S 138 03/24/26	Sen. Thomas Chittenden	An Act Relating To Commercial Property-assessed Clean Energy Projects This bill proposes to allow commercial and industrial buildings to qualify for property-assessed clean energy projects.	Did not pass
S 165 01/06/26	Sen. Steven Heffernan	An Act Relating To Grand List Values Of Parcels With Wetlands This bill proposes to require an assessing official to account for State laws regulating the use and development of land with wetlands when valuing a parcel for the grand list.	Did not pass
S 169 01/06/26	Sen. Alison Clarkson; Sen. Anne Watson	An Act Relating To Act 250 Permit Appeals This bill proposes to move appeals of Act 250 permits from the Environmental Division of the Superior Court to the Land Use Review Board.	Did not pass
S 179 03/18/26	Sen. Nader Hashim	An Act Relating To The Uniform Disclaimer Of Property Interests Act This bill proposes to enact the Uniform Disclaimer of Property Interests Act in Vermont.	Signed by Governor on June 8, 2026 (05/29/26)
S 183 03/17/26	Sen. Robert Norris	An Act Relating To Home Improvement And Land Improvement Fraud This bill proposes to require that a person knowingly intends to defraud a client with whom the person has entered into a contract or agreement for home or land improvement.	Did not pass
S 185 01/06/26	Sen. Alison Clarkson	An Act Relating To Regional Plan Maps And Act 250 Tier 1 This bill proposes to make multiple changes to the regional plan map land use categories related to their use in Act 250 Tier 1.	Did not pass

Bill	Sponsors	Description	Status
S 192 01/06/26	Sen. Alison Clarkson	An Act Relating To Municipal Authority To Compel The Cleaning Or Repair Of Premises This bill proposes to authorize municipalities to adopt ordinances compelling the cleaning or repair of premises that are deemed vacant, blighted, or hazardous to the public.	Did not pass
S 196 01/06/26	Sen. Alison Clarkson	An Act Relating To Property Tax Sales This bill proposes to reduce the redemption period after a municipal tax sale and to authorize the purchaser of a property at tax sale to enter the property during the redemption period for the purpose of securing the property against illegal activity, fire hazard, damage, or deterioration.	Did not pass
S 212 03/18/26	Sen. Anne Watson	An Act Relating To Potable Water Supply And Wastewater System Connections This bill proposes to authorize the Agency of Natural Resources (ANR) to delegate to municipalities the permitting and technical review of potable water supply and wastewater system connections. The bill also would require ANR to adopt a general permit for municipal potable water supply and wastewater system connections that are reviewed by delegated municipalities.	Delivered to Governor on June 12, 2026 (05/29/26)
S 215 01/07/26	Sen. Anne Watson	An Act Relating To The Timelines For Remediating Contaminated Properties This bill proposes to require the imposition of late fees on a person who fails to comply with the time frames of a corrective action plan for a hazardous materials release. The bill would also allow the Secretary of Natural Resources to establish by rule a program for the certification of environmental professionals providing services related to the identification, investigation, and remediation of properties impacted by a release of a hazardous material.	Did not pass
S 238 01/13/26	Sen. Alison Clarkson; Sen. Anne Watson; Sen. Ruth Hardy	An Act Relating To Revenue For Education And Housing Development This bill proposes to create the Housing Investments Special Fund to help create, preserve, and improve housing stock in Vermont. The bill proposes to use a new rooms tax surcharge and the existing short-term rental surcharge to support the Fund. The bill further proposes to create a sugar-sweetened beverage tax to generate revenue for the Education Fund.	Did not pass
S 240 01/13/26	Sen. Tanya Vyhovsky	An Act Relating To Developing State-owned Affordable Housing This bill proposes to authorize the State Treasurer to issue one-time bonds in the sum of \$50,000,000.00 to purchase or develop State-owned affordable housing projects to be administered by the Vermont Department of Housing and Community Development.	Did not pass
S 267 01/16/26	Sen. Scott Beck; Sen. Brian Collamore; Sen. Christopher Mattos; et al.	An Act Relating To Housing And Land Use This bill proposes to make multiple changes to the State land use and development law and the municipal zoning laws related to residential housing construction.	Did not pass
S 280 01/21/26	Sen. Martine Gulick; Sen. Tanya Vyhovsky; Sen. Anne Watson; et al.	An Act Relating To An Increased Education Property Tax Rate For Certain Residential Properties This bill proposes to create a new property tax classification and an increased rate for residential properties used as second homes and short-term rentals. The bill would further create a new property classification for nonhomestead seasonal residential properties that are taxed like nonhomestead nonresidential properties. Additional revenue generated by the higher rate on nonhomestead residential properties would be deposited in a new special fund for school construction.	Did not pass
S 296 01/23/26	Sen. Wendy Harrison	An Act Relating To Development Agreements For Tax Increment Financing This bill proposes to require minimum protections for municipalities in development agreements undertaken for projects financed by tax increment financing, including a tax increment guarantee secured to the satisfaction of the municipality.	Did not pass

Bill	Sponsors	Description	Status
S 299 01/23/26	Sen. Christopher Mattos	An Act Relating To Posting Of Land This bill proposes to amend the requirements for the posting of land against hunting and fishing to change the recording requirement from annually to once every five years. This bill also would require that a seller disclose that the property is posted at the time of transfer.	Did not pass
S 303 01/23/26	Sen. Terry Williams; Sen. Brian Collamore; Sen. Christopher Mattos; et al.	An Act Relating To Administration Of The Three-acre Stormwater Discharge Permit This bill proposes to amend requirements related to the administration and implementation by the Agency of Natural Resources (ANR) of the three-acre stormwater discharge permit. The bill would require ANR to visit every parcel identified by geographic information system data as subject to the three-acre stormwater discharge permit to verify each parcel has three or more acres of impervious surface. The bill also would require ANR to rank each parcel subject to the three-acre stormwater discharge permit according to the severity of impact each parcel has to water quality in the State. The bill would repeal the current permitting schedule for discharges of stormwater from three-acre parcels and instead would require a permit for a parcel ranked in the top 10 percent of severity of impact to water quality to continue to require a permit. ANR would then be directed to establish a schedule for the remaining parcels subject to permitting based on severity of impact to water quality posed by a parcel. In addition, the bill would provide that failure to obtain a three-acre stormwater discharge permit when necessary does not create an encumbrance on the title to the property subject to the parcel. The bill also would require ANR to conduct a public hearing in each county of the State to explain application of the three- acre stormwater discharge permit and the changes made to the permit by the bill.	Did not pass
S 305 01/23/26	Sen. Kesha Ram Hinsdale; Sen. David Weeks; Sen. Patrick Brennan; et al.	An Act Relating To Housing And Land Use This bill proposes to make multiple changes related to land use and housing.	Did not pass
S 309 01/27/26	Sen. Alison Clarkson	An Act Relating To Residential Rental Agreements, Eviction Procedures, And The Creation Of The Positive Rental Payment Credit Reporting Pilot Program This bill proposes to make numerous substantive amendments to residential rental agreements; create an ejectment process for just cause evictions; make certain ejectment records confidential; enact the positive rental payment credit reporting pilot program through the Office of the State Treasurer; and authorize technical assistance for landlords and tenants through the Champlain Valley Office of Economic Opportunity.	Did not pass
S 311 01/27/26	Sen. Ann Cummings; Sen. Andrew Perchlik	An Act Relating To Posting Of Land This bill proposes to amend the requirements for the posting of land against hunting and fishing to clarify that "posting annually" means posting once every 12 months.	Did not pass
S 314 01/27/26	Sen. Terry Williams; Sen. Steven Heffernan	An Act Relating To A Fee For Posting Land Enrolled In The Use Value Appraisal Program This bill proposes that when the Current Use Advisory Board is recommending values for eligible land for the current tax year, the Board shall recommend that land posted against hunting, fishing, or trapping shall be subject to an annual surcharge of \$1.00 per acre. The bill would require the revenue from the surcharge to be deposited into the Fish and Wildlife Fund.	Did not pass
S 325 03/31/26	Senate Committee on Natural Resources and Energy	An Act Relating To Regional Planning And Act 250 Tier Jurisdiction This bill proposes to establish a task force to develop a detailed proposal to create residential opportunity overlay districts.	Delivered to Governor on June 10, 2026 (05/29/26)

Bill	Sponsors	Description	Status
S 327 03/27/26	Senate Committee on Economic Development, Housing and General Affairs	An Act Relating To Economic Development This bill proposes to increase the downtown and village center tax credit program to \$5,000,000.00 annually; expand services to small businesses by allocating funds that will support the Vermont Law and Graduate School's business law center, increase business advising with the Vermont Small Business Development Center, and support the Vermont's Community Action Partnership's microbusinesses development program; allocate funds to support the International Business Office, brownfields remediation and redevelopment, and a comprehensive outdoor study by Vermont Outdoor Recreation Economic Collaborative; create a task force to study business development in Vermont; and repeal the prospective repeal of the Vermont Employment Growth Incentive program.	Signed by Governor on June 8, 2026 (05/29/26)
S 328 03/31/26	Senate Committee on Economic Development, Housing and General Affairs	An Act Relating To Housing And Common Interest Communities This bill proposes to make multiple changes related to housing. The bill proposes to require municipal development plans to include information and analysis on housing targets, extend the Down Payment Assistance Program tax credits, cap the allowable rate of increase for mobile home lot rent increases, authorize the Vermont Economic Development Authority to finance certain housing projects, and create the Service-Supported Housing Advisory Council. The bill proposes to restrict common interest communities from prohibiting a unit owner from leasing a unit, utilizing a unit as a family child care home, and installing electrical vehicle supply equipment. The bill proposes to make changes related to municipal zoning requirements related to duplexes, multiunit dwellings, and areas served by municipal sewer and water infrastructure. The bill proposes to provide a density bonus for housing constructed with union labor.	Delivered to Governor on June 12, 2026 (05/29/26)