

Journal of the House

Wednesday, May 6, 2026

At one o'clock in the afternoon, the Speaker called the House to order.

Devotional Exercises

A moment of silence was observed in lieu of a devotional.

Bill Referred to Committee on Ways and Means

S. 214

Senate bill, entitled

An act relating to the provision of prekindergarten education in geographically isolated school districts

Appearing on the Notice Calendar, and pursuant to House Rule 35(a), affecting the revenue of the State, was referred to the Committee on Ways and Means.

Joint Senate Resolution Adopted in Concurrence

J.R.S. 52

By Senator Baruth,

J.R.S. 52. Joint resolution relating to weekend adjournment on May 8, 2026.

Resolved by the Senate and House of Representatives:

That when the two Houses adjourn on Friday, May 8, 2026, it be to meet again no later than Tuesday, May 12, 2026.

Was taken up, read, and adopted in concurrence.

Ceremonial Readings

H.C.R. 206

Offered by Representatives Greer of Bennington, Cooper of Pownal, Corcoran of Bennington, Durfee of Shaftsbury, Morrissey of Bennington, and Nigro of Bennington

Offered by Senators Bongartz and Plunkett

House concurrent resolution commemorating the 160th anniversary of the Park-McCullough Historic Governor's Mansion in Bennington

Whereas, the magnificent Victorian-era Park-McCullough Historic Governor's Mansion in Bennington was constructed from 1864–1865, is of French Second Empire design with Romantic Revival elements, cost \$75,000.00 to build, and boasts Henry Dudley of New York City as its architect, and

Whereas, this superb edifice was built at the direction of prominent Bennington attorney and entrepreneur, Trenor William Park, on the 200-acre farm of his father-in-law, Hiland Hall (who served as Governor of Vermont from 1858–1860), and over the decades, the farm expanded to 800 acres, and

Whereas, Eliza “Lizzie” Hall (Park) McCullough, Trenor Park's oldest daughter, indirectly inherited the mansion, buying out her siblings' shares in the estate after their father's death in 1882, and

Whereas, she and her husband, John Griffith McCullough (who served as Governor of Vermont from 1902–1904 and whose last name became permanently associated with the home), renovated the mansion extensively from 1889–1890 in anticipation of President Benjamin Harrison's 1891 visit to dedicate the Bennington Battle Monument, and

Whereas, in 1965, a century of continuous family residency concluded, and in 1968, the descendants of Trenor Park donated the mansion to the newly established Park-McCullough House Association, Inc., and the 800 acres were divided, with the majority of the land given to the Fund for North Bennington, Inc., which has conserved the land for “agricultural use and public enjoyment,” and

Whereas, the Friends of Hiland Hall Gardens oversees an adjacent area, which was part of the original estate, that leads to nine-plus miles of trails, and

Whereas, the Park-McCullough Historic Governor's Mansion, which in 1972 was listed on the National Register of Historic Places, is now a beautifully restored house museum, and the Park-McCullough House Association, Inc. sponsors theatrical productions, concerts, summer reading events, outdoor wellness activities, and other programs of community interest, and the mansion and its grounds are available for weddings and other special occasions, *now therefore be it*

Resolved by the Senate and House of Representatives:

That the General Assembly commemorates the 160th anniversary of the Park-McCullough Historic Governor's Mansion in Bennington, *and be it further*

Resolved: That the Secretary of State be directed to send a copy of this resolution to the Park-McCullough House Association, Inc., the Friends of Hiland Hall Gardens, and the Fund for North Bennington, Inc.

Having been adopted in concurrence on Friday, February 20, 2026 in accord with Joint Rule 16b, was read.

H.C.R. 278

Offered by Representatives Birong of Vergennes and North of Ferrisburgh

Offered by Senators Hardy and Heffernan

House concurrent resolution congratulating the Vergennes Fire Department on its 150th anniversary

Whereas, the history of firefighting in Vergennes originated with a set of private sub municipal hook-and-ladder and hose companies dating from at least 1847, when the General Assembly approved the charter of the Vergennes Hook and Ladder Company, and

Whereas, at the start of 1876, the Vergennes Hook and Ladder Company, along with four other companies, the Volunteer Hose Company No. 2, the Stevens Hose Company No.1, the Otter Creek Hook and Ladder Company No. 1, and the Independent Hose Company, maintained five operating locations at city hall, the Stevens House, two at the Shade Roller Factory, and one at Cota's Factory, and

Whereas, on January 3, 1876, the Court of Common Council for the city of Vergennes (the Council) began a new era in local firefighting, enacting an ordinance establishing a citywide Vergennes Fire Department (VFD), and

Whereas, this transformation of firefighting in Vergennes constituted a major institutional and cultural change, and marked the city's progress and modernization, and

Whereas, on April 9, 1878, the Council reaffirmed its commitment to the VFD, adopting "An Ordinance for the Prevention and Extinguishment of Fires," which set a \$6.00 annual salary for each firefighter, and

Whereas, over the last century and a half, the VFD has continuously updated its equipment, support systems, and headquarters, and it extinguished historic blazes in 1890, 1929, 1958, and 1969, and

Whereas, although the private company's firefighting role has long ceased, in 2002, the Stevens Hose Company was reestablished as a nonprofit organization with a mission of "banding together for the purpose of supporting the fires service as voted on by ... [the members of the VFD]," and it has financed additional equipment, for which the City of Vergennes has not

budgeted, and, currently, it is in the process of fundraising to restore the historic 1925 Boyer pumper, *now therefore be it*

Resolved by the Senate and House of Representatives:

That the General Assembly congratulates the Vergennes Fire Department on its 150th anniversary, *and be it further*

Resolved: That the Secretary of State be directed to send a copy of this resolution to Vergennes Fire Department Chief David DiBiase.

Having been adopted in concurrence on Friday, May 1, 2026 in accord with Joint Rule 16b, was read.

H.C.R. 283

Offered by Representatives Soucy of Barre Town, Goslant of Northfield, and Keyser of Rutland City

Offered by Senators Lyons and Major

House concurrent resolution recognizing May 6, 2026, as Vermont Golf Day

Whereas, the predecessor of the game of golf may be traceable to ancient Rome, and the sport as structured today was first formalized in 15th-century Scotland, and Vermont played a distinguished role in American golf history as home to the Dorset Field Club, founded in 1886 and recognized as the oldest continuously operating golf course in the United States, and

Whereas, golf promotes physical health and well-being for participants of all ages, with 18 holes covering several miles, and

Whereas, the Radius Sports Group, in partnership with the Vermont Golf Alliance, documented that, in 2026, Vermont derived great economic benefits from golfing activity, generating a financial output of \$671.4 million and \$397.2 million in direct financial activity, and

Whereas, 68 golf courses call Vermont home, 83 percent are open to the public, and 37 percent of public facilities offer a round for under \$40.00, and

Whereas, in 2024, 1.1 million rounds of golf were played in Vermont, and the sport is the source of 5,376 jobs in the State, contributes \$212.1 million in wages, and returns over \$66.8 million in State and local taxes, and

Whereas, Vermont's golf courses attracted more than 190,000 golf-related trips in 2024, generating \$121.9 million in direct tourism dollars, and

Whereas, Vermont's golf courses provide approximately 10,880 acres of green space and function as green infrastructure, filtering stormwater, supporting water quality, and reducing demand for public stormwater

infrastructure; 85 percent of courses have implemented two or more energy conservation practices, and nearly half operate lithium-battery golf carts, and

Whereas, in 2024, the State's golf facilities hosted more than 700 charitable events, raising an estimated \$12.4 million for Vermont nonprofits, and

Whereas, on May 4–6, 2026, golfing officials are gathering in Washington, DC, to observe National Golf Day, and Vermont should similarly commemorate this great sport, *now therefore be it*

Resolved by the Senate and House of Representatives:

That the General Assembly recognizes May 6, 2026, as Vermont Golf Day, *and be it further*

Resolved: That the Secretary of State be directed to send a copy of this resolution to the Vermont Golf Alliance, the Vermont Golf Association, the New England Section of the PGA of America, the Vermont Golf Course Superintendents Association, and the New England Golf Course Owners Association.

Having been adopted in concurrence on Friday, May 1, 2026 in accord with Joint Rule 16b, was read.

H.C.R. 266

Offered by Representatives McCann of Montpelier, Arsenault of Williston, Austin of Colchester, Berbeco of Winooski, Bishop of Colchester, Bluemle of Burlington, Branagan of Georgia, Brown of Richmond, Burke of Brattleboro, Burkhardt of South Burlington, Coffin of Cavendish, Cole of Hartford, Conlon of Cornwall, Cooper of Pownal, Dolan of Essex Junction, Duke of Burlington, Eastes of Guilford, Goldman of Rockingham, Goodnow of Brattleboro, Goslant of Northfield, Graning of Jericho, Hango of Berkshire, Harple of Glover, Holcombe of Norwich, Houghton of Essex Junction, Howard of Rutland City, Hunter of Manchester, James of Manchester, Krasnow of South Burlington, LaLonde of South Burlington, Long of Newfane, Marcotte of Coventry, Masland of Thetford, McCoy of Poultney, McGill of Bridport, Minier of South Burlington, Morgan, M. of Milton, Morris of Springfield, Morrissey of Bennington, Nugent of South Burlington, Ode of Burlington, Olson of Starksboro, Pinsonault of Dorset, Rachelson of Burlington, Sibilis of Dover, Stone of Burlington, Sweeney of Shelburne, Tomlinson of Winooski, Torre of Moretown, Wells of Brownington, Wood of Waterbury, and Yacovone of Morristown

House concurrent resolution congratulating Linda Alvarez on being named the 2026 Vermont Teacher of the Year and commending the two distinguished finalists

Whereas, every year since 1964, the Vermont Agency of Education and its predecessor, the Department of Education, has honored one outstanding public school teacher in the State as the Teacher of the Year, who is recognized at the University of Vermont's Outstanding Teacher Day and represents Vermont at the National Teacher of the Year program in Washington, DC, and

Whereas, in 2026, the deserving recipient of this commendation is Linda Alvarez, an instructor for four years in business and entrepreneurship at the Windham Regional Career Center in Brattleboro, and she is especially delighted to be the first Vermont career technical education teacher to receive this award, and

Whereas, Linda Alvarez graduated with a history major and an education minor from the University of Florida; holds an MBA in management, marketing, and communications from Fitchburg State University in Massachusetts; and is completing a certificate in school management and leadership at Harvard University, and

Whereas, Secretary of Education Zoe Saunders has described Linda Alvarez as a teacher with a "commitment to equity, innovation, and excellence [who] prepares students not only for careers and college, but for meaningful lives beyond the classroom," and

Whereas, Windham Regional Career Center Director Nancy Wiese described Linda Alvarez as "a visionary who equips ... [students] not only with skills but also with confidence and purpose to face the future," and

Whereas, Linda Alvarez provides her students with hands-on real-world experience that benefits them whether they attend college or proceed directly from high school graduation into the workforce, and

Whereas, beyond her classroom duties, Linda Alvarez advises her school's Future Business Leaders of America chapter, serves on the Windham Southeast Supervisory Union Special Education Parent Advisory Council, and is an adjunct professor at the Community College of Vermont, and

Whereas, special recognition is extended to this year's two distinguished finalists, Jason Raymond from the Burlington Technical Center and Erin Randall of South Burlington High School, *now therefore be it*

Resolved by the Senate and House of Representatives:

That the General Assembly congratulates Linda Alvarez on being named the 2026 Vermont Teacher of the Year and commends the two distinguished finalists, *and be it further*

Resolved: That the Secretary of State be directed to send a copy of this resolution to Linda Alvarez, Jason Raymond, and Erin Randall.

Having been adopted in concurrence on Friday, April 24, 2026 in accord with Joint Rule 16b, was read.

Message from the Senate No. 54

A message was received from the Senate by Ms. Gradel, its Assistant Secretary, as follows:

Madam Speaker:

I am directed to inform the House that:

The Senate has considered House proposals of amendment to Senate bills of the following titles:

S. 157. An act relating to recovery residence certification.

S. 255. An act relating to establishing a pilot Law Enforcement Governance Council in Windham County.

And has concurred therein.

The Senate has considered a bill originating in the House of the following title:

H. 534. An act relating to community action agencies.

And has passed the same in concurrence.

The Senate has considered a bill originating in the House of the following title:

H. 648. An act relating to banking, insurance, and securities.

And has passed the same in concurrence with proposal of amendment in the adoption of which the concurrence of the House is requested.

Third Reading;

Bill Passed in Concurrence with Proposal of Amendment

S. 202

Senate bill, entitled

An act relating to portable solar energy generation devices

Was taken up, read the third time, and passed in concurrence with proposal of amendment.

**Amendment Offered and Withdrawn; Third Reading; Bill Passed in
Concurrence with Proposal of Amendment**

S. 223

Senate bill, entitled

An act relating to water quality of the waters of Vermont

Was taken up and, pending third reading of the bill, **Rep. Hoyt of Hartford** moved to amend the House proposal of amendment in Sec. 1, Water Quality, Lake Classification, and Antidegradation Study Group; report, in subsection (c), by striking out subdivision (2) in its entirety and inserting in lieu thereof the following:

(2) Assess the State's obligations under the federal Clean Water Act, 33 U.S.C. §§ 1251–1388, as enacted as of January 1, 2026, with respect to the adoption of an antidegradation rule to implement the State's antidegradation policy under the Vermont Water Quality Standards, including:

(A) an evaluation of State and federal statutory and regulatory requirements;

(B) the identification of any legal, administrative, policy, or practical barriers to full compliance; and

(C) how to address emerging chemicals of concern that lack water quality standards as part of the antidegradation policy.

Thereupon, **Rep. Hoyt of Hartford** asked and was granted leave of the House to withdraw the amendment.

Thereafter, the bill was read the third time and passed in concurrence with proposal of amendment.

Third Reading; Bill Passed in Concurrence

S. 232

Senate bill, entitled

An act relating to public libraries and the Department of Libraries

Was taken up, read the third time, and passed in concurrence.

**Second Reading; Amendments Offered; Recess; Amendments Offered;
Proposal of Amendment Agreed to; Third Reading Ordered**

S. 325

Rep. Sheldon of Middlebury, for the Committee on Environment, to which had been referred Senate bill, entitled

An act relating to regional planning and Act 250 Tier jurisdiction

Reported in favor of its passage in concurrence with proposal of amendment by striking out all after the enacting clause and inserting in lieu thereof the following:

* * * Act 181 Repeals * * *

Sec. 1. 2024 Acts and Resolves No. 181, Sec. 19 (road jurisdiction) is amended to read:

Sec. 19. [Deleted.]

Sec. 2. 2024 Acts and Resolves No. 181, Sec. 21 (Tiers 2 and 3) is amended to read:

Sec. 21. [Deleted.]

Sec. 3. 2024 Acts and Resolves No. 181, Sec. 114 is amended to read:

Sec. 114. EFFECTIVE DATES

This act shall take effect on passage, except that:

(1) Secs. 12 (10 V.S.A. § 6001); and 13 (10 V.S.A. § 6086(a)(8)), and 21 (10 V.S.A. § 6001) shall take effect on ~~December 31, 2026~~ January 1, 2028;

(2) ~~Sec. 19 (10 V.S.A. § 6001(3)(A)(xii)) shall take effect on July 1, 2026;~~ [Deleted.]

* * *

Sec. 4. REPEAL

2024 Acts and Resolves No. 181, Sec. 22 (Tier 3 rulemaking) is repealed.

Sec. 5. REPEAL

2024 Acts and Resolves No. 181, Sec. 34 (Tier 2 area report) is repealed.

* * * Act 250 * * *

Sec. 6. 10 V.S.A. § 6081 is amended to read:

§ 6081. PERMITS REQUIRED; EXEMPTIONS

* * *

(z)(1) Notwithstanding any other provision of this chapter to the contrary, no permit or permit amendment is required for any subdivision, development, or change to an existing project that is located entirely within a Tier 1A area ~~under~~ as established in section 6034 of this chapter.

(2) Notwithstanding any other provision of this chapter to the contrary, no permit or permit amendment is required within a Tier 1B area approved by

the Board under section 6033 of this chapter for 50 units or fewer of housing on a tract or tracts of land involving 10 acres or less or for mixed-use development with 50 units or fewer of housing on a tract or tracts of land involving 10 acres or less.

(3) Upon receiving notice and a copy of the permit issued by an appropriate municipal panel pursuant to 24 V.S.A. § 4460(g), a previously issued permit for a development or subdivision located in a Tier 1A area shall remain attached to the property. However, neither the Board nor the Agency of Natural Resources shall enforce the permit or assert amendment jurisdiction on the tract or tracts of land unless the designation is revoked or the municipality has not taken any reasonable action to enforce the conditions of the permit.

* * *

(dd) Interim housing exemptions.

(1) Notwithstanding any other provision of law to the contrary, until January 1, ~~2027~~ 2028, no permit or permit amendment is required for the construction of housing projects such as cooperatives, condominiums, dwellings, or mobile homes, with 75 units or fewer, constructed or maintained on a tract or tracts of land, located entirely within the areas of a designated new town center, a designated growth center, or a designated neighborhood development area served by public sewer or water services or soils that are adequate for wastewater disposal. Housing units constructed pursuant to this subdivision shall not count towards the total units constructed in other areas. This exemption shall not apply to areas within mapped river corridors and floodplains except those areas containing preexisting development in areas suitable for infill development as defined in 29-201 of the Vermont Flood Hazard Area and River Corridor Rule.

(2)(A) Notwithstanding any other provision of law to the contrary, until ~~July~~ January 1, ~~2027~~ 2028, no permit or permit amendment is required for the construction of housing projects such as cooperatives, condominiums, dwellings, or mobile homes, with 50 or fewer units, ~~constructed or maintained on a tract or tracts of land of.~~ To qualify, the housing project, including any land incidental to the use of the housing project such as lawns, parking lots, driveways, leach fields, and accessory buildings, shall be on 10 contiguous acres or less, located entirely within:

(i) areas of a designated village center and within one-quarter mile of its boundary with permanent zoning and subdivision bylaws and served by public sewer or water services or soils that are adequate for wastewater disposal; or

(ii) areas of a municipality that are within a census-designated urbanized area with over 50,000 residents and within one-quarter mile of a transit route.

* * *

(3) Notwithstanding any other provision of law to the contrary, until January 1, ~~2027~~ 2028, no permit or permit amendment is required for the construction of housing projects such as cooperatives, condominiums, dwellings, or mobile homes, constructed or maintained on a tract or tracts of land, located entirely within a designated downtown development district with permanent zoning and subdivision bylaws served by public sewer or water services or soils that are adequate for wastewater disposal. Housing units constructed pursuant to this subdivision shall not count towards the total units constructed in other areas. This exemption shall not apply to areas within mapped river corridors and floodplains except those areas containing preexisting development in areas suitable for infill development as defined in 29-201 of the Vermont Flood Hazard Area and River Corridor Rule.

Sec. 7. 24 V.S.A. § 4460 is amended to read:

§ 4460. APPROPRIATE MUNICIPAL PANELS

* * *

(g)(1) This subsection shall apply to a subdivision or development that:

(A) was previously permitted pursuant to 10 V.S.A. chapter 151;

(B) is located in a Tier 1A area pursuant to 10 V.S.A. § 6034; and

(C) has applied for a permit or permit amendment required by zoning regulations or bylaws adopted pursuant to this subchapter.

(2) The appropriate municipal panel reviewing a municipal permit or permit amendment pursuant to this subsection shall include conditions contained within a permit previously issued pursuant to 10 V.S.A. chapter 151, so that the conditions may be enforced as part of the municipal permit, unless the panel determines that the permit condition pertains to any of the following:

(A) the construction phase of the project that has already been constructed;

(B) compliance with another State permit that has independent jurisdiction;

(C) federal or State law that is no longer in effect or applicable;

(D) an issue that is addressed by municipal regulation and the project will meet the municipal standards; or

(E) a physical or use condition that is no longer in effect or applicable or that will no longer be in effect or applicable once the new project is approved.

(3) After issuing or amending a permit containing conditions pursuant to this subsection, the appropriate municipal panel shall provide notice and a copy of the permit to the Land Use Review Board.

(4) The appropriate municipal panel shall comply with the notice and hearing requirements provided in subdivision 4464(a)(1) of this title. In addition, notice shall be provided to those persons requiring notice under 10 V.S.A. § 6084(b) and shall explicitly reference the existing Act 250 permit.

(5) The appropriate municipal panel's decision shall be issued in accordance with subsection 4464(b) of this title and shall include specific findings with respect to its determinations pursuant to subdivision (2) of this subsection.

(6) Any final action by the appropriate municipal panel affecting a condition of a permit previously issued pursuant to 10 V.S.A. chapter 151 shall be recorded in the municipal land records.

~~(h) Within a Tier 1A area, the appropriate municipal panel shall enforce any existing permits issued under 10 V.S.A. chapter 151 that has not had its permit conditions transferred to a municipal permit pursuant to subsection (g) of this section.~~

Sec. 8. 2024 Acts and Resolves No. 181, Sec. 14 is amended to read:

Sec. 14. CRITERION 8(C) RULEMAKING

* * *

(c) The Board shall file a final proposed rule with the Secretary of State and Legislative Committee on Administrative Rules on or before June 15, 2026 2027.

* * *

Sec. 9. PUBLIC ENGAGEMENT PLAN

(a) On or before January 15, 2027, the State Natural Resources Conservation Council shall contract with the Vermont Council on Rural Development and the Vermont Association of Conservation Districts to develop a report outlining recommendations for a public engagement plan, in consultation with the Land Use Review Board and the Land Access and Opportunity Board. The contractors shall:

(1) ensure the engagement planning process would maintain neutrality on policy and political issues;

(2) utilize neutral facilitation for statewide, democratic public engagement;

(3) ensure alignment with the core principles for community engagement plans developed pursuant to 3 V.S.A. § 6006; and

(4) design the plan to inclusively and meaningfully engage a full range of stakeholders, including Vermont residents and landowners and historically marginalized communities.

(b) The purpose of the public engagement plan would be to gather statewide input from Vermonters to inform the General Assembly on:

(1) the risks of losing working lands, both agricultural and forestland, and critical natural resources not already well protected by current land use policy, permitting programs, or other regulatory tools, including agricultural soils, rare natural communities, forest blocks, habitat connectors of statewide significance, and headwaters; and

(2) equitable, efficient, and effective regulatory or nonregulatory tools to protect these working lands and critical natural resources.

(c) On or before January 15, 2027, the Council shall submit the report with the recommended public engagement plan to the House Committee on Environment and the Senate Committee on Natural Resources and Energy.

(d) In fiscal year 2027, \$30,000.00 is appropriated from the General Fund to the State Natural Resources Conservation Council for the public engagement plan design described in this section.

Sec. 10. 2 V.S.A. chapter 32 is added to read:

CHAPTER 32. JOINT LEGISLATIVE ENVIRONMENTAL OVERSIGHT
COMMITTEE

§ 1031. CREATION OF COMMITTEE

(a) Creation. There is created the Joint Legislative Environmental Oversight Committee whose membership shall be appointed each biennial session of the General Assembly. The Committee shall exercise oversight over the Land Use Review Board and Agency of Natural Resources permitting processes.

(b) Composition. The Committee shall be composed of five members: three members of the House of Representatives, who shall not all be from the same party, appointed by the Speaker of the House; and two members of the Senate, who shall not all be from the same party, appointed by the Committee on Committees.

(c) Procedure. The Committee shall elect a chair and vice chair from among its members and shall adopt rules of procedure. The Chair shall rotate biennially between the House and the Senate members. The Committee shall keep minutes of its meetings. A quorum shall consist of three members.

(d) Meetings. When the General Assembly is in session, the Committee shall meet at the call of the Chair. The Committee may meet six times per year during adjournment and may meet more often subject to approval of the Speaker of the House and the President Pro Tempore of the Senate.

(e) Compensation. For attendance at a meeting when the General Assembly is not in session, members of the Committee shall be entitled to compensation for services and reimbursement of expenses as provided under subsection 23(a) of this title.

(f) Assistance. The administrative and legal services of the Joint Fiscal Office and the Office of Legislative Counsel shall be available to the Committee.

(g) Duties. The Committee shall meet with the Land Use Review Board to ensure strong communication and coordination regarding the implementation of the statutes amended as part of 2024 Acts and Resolves No. 181, how the permitting process under 10 V.S.A. chapter 151 is working, and how the new Board structure is working. The Committee shall also meet with the Agency of Natural Resources to learn about Agency efforts to improve and better coordinate its permitting processes and to coordinate efforts for further improvements to the process for applicants and outcomes for Vermonters.

(h) Sunset. The Committee shall cease to exist on July 1, 2029.

Sec. 11. LAND USE REVIEW BOARD REPORTS

(a) The Land Use Review Board shall deliver reports that collect the data and analyze:

(1) whether and how Act 250 jurisdiction over commercial activities on farms should be revised, including accessory on-farm businesses on or before November 15, 2026;

(2) the effects of Act 250 mitigation actions on primary agricultural soils on or before July 1, 2027; and

(3) the effects of jurisdictional triggers and criterion 9(L) on the development of retail and service businesses outside village centers in addressing sprawl and strip development, and how to improve the effectiveness of criterion 9(L) on or before November 15, 2027.

(b) The Board shall engage relevant stakeholders as part of the development of this report.

(c) The report shall be submitted to the House Committees on Agriculture, Food Resiliency, and Forestry and on Environment and the Senate Committees on Agriculture and on Natural Resources and Energy.

* * * Regional Planning * * *

Sec. 12. 24 V.S.A. § 4348 is amended to read:

§ 4348. ADOPTION AND AMENDMENT OF REGIONAL PLAN

* * *

(b) ~~60~~ Sixty days prior to holding the first public hearing on a regional plan adoption, a regional planning commission shall submit a draft regional plan to the Land Use Review Board for review and comments related to conformance of the draft with sections 4302 and 4348a of this title and chapter 139 of this title and, if it is seeking an optional determination of energy compliance, to the Department of Public Service for review and comments related to conformance of the draft plan with section 4352 of this title. The Board shall coordinate with other State agencies and the Community Investment Board and respond within 60 days unless more time is granted by the regional planning commission.

(c) The regional planning commission shall hold two or more public hearings within the region after public notice on any proposed plan ~~or amendment~~. The minimum number of required public hearings may be specified within the bylaws of the regional planning commission.

(d)(1) At least 30 days prior to the first hearing, a copy of the proposed plan ~~or amendment~~, a report documenting conformance with the goals established in section 4302 of this chapter and the plan elements established in section 4348a of this chapter, and a description of any changes to the Regional Future Land Use Map with a request for general comments and for specific comments with respect to the extent to which the plan ~~or amendment~~ is consistent with the goals established in section 4302 of this title, shall be delivered physically or electronically with proof of receipt or sent by certified mail, return receipt requested, to each of the following:

* * *

(2) At least 30 days prior to the first hearing, the regional planning commission shall provide each of its member municipalities with a written description of map changes within the municipality, a municipality-wide map showing old versus new areas with labels, and information about the new Tier structure under 10 V.S.A. chapter 151, including how to obtain Tier 1A or 1B status, and the process for updating designated area boundaries. The regional planning commission shall, if it is seeking an optional determination of energy compliance, solicit feedback on its enhanced energy plan, including consistency with section 4352 of this chapter and the enhanced energy planning standards.

(e) Any of the foregoing bodies, or their representatives, may submit comments on the proposed regional plan ~~or amendment~~ to the regional planning commission, and may appear and be heard in any proceeding with respect to the adoption of the proposed plan ~~or amendment~~.

(f) The regional planning commission may make revisions to the proposed plan ~~or amendment~~ at any time not less than 30 days prior to the final public hearing held under this section. If the proposal is changed, a copy of the proposed change shall be delivered physically; electronically with proof of receipt; or by certified mail, return receipt requested, to the chair of the legislative body of each municipality within the region and to any individual or organization requesting a copy at least 30 days prior to the final hearing.

* * *

(h)(1) Within 15 days following adoption, a regional planning commission shall submit its regionally adopted regional plan to the Land Use Review Board for a determination of regional plan compliance with a report documenting conformance with the goals established in section 4302 of this chapter and the plan elements established in section 4348a of this chapter and a description of any changes to the regional plan future land use map. The regional planning commission shall also at this time, if it is seeking an optional determination of energy compliance pursuant to section 4352 of this chapter, submit the plan to the Department of Public Service for review with a description of conformance with the enhanced energy planning standards and with a summary of any comments received during the public hearings.

* * *

(j) Minor amendments to regional plan future land use map. A regional planning commission may submit a request for a minor amendment to boundaries of a future land use area for consideration by the Land Use Review Board with a letter of support from the municipality. The request may only be submitted after an affirmative vote of the municipal legislative body and the

regional planning commission board. The Land Use Review Board, after consultation with the Community Investment Board and the regional planning commissions, shall provide guidance about what constitutes a minor amendment. Minor amendments may include any change to a future land use area consisting of fewer than 10 acres. A minor amendment to a future land use area shall not require an amendment to a regional plan and shall be included in the next iteration of the regional plan. The Land Use Review Board may adopt rules to implement this section.

* * *

(n) Regional plan amendments, nonminor future land use map amendments, and Tier 1B area status requests. Regional plans may be reviewed from time to time and may be amended in the light of new developments and changed conditions affecting the region. Nonminor future land use map amendments shall be processed as part of a regional plan amendment. Tier 1B area status requests may be made separate from the regional plan approval or amendment process.

(1) Process.

(A) To amend a regional plan, which may include a nonminor future land use map amendment, a regional planning commission shall hold one public hearing. At least 15 days in advance of the hearing, the regional planning commission shall provide notice of the public hearing to the parties listed in subdivision (d)(1) of this section and the Land Use Review Board. The public hearing notice shall include a description of changes to the plan, including nonminor amendments to future land use maps, or any changes to Tier 1B area status.

(B) After adoption of the regional plan amendment, the regional planning commission shall submit a request to the Land Use Review Board for an affirmative determination of regional plan compliance for the regional plan amendment.

(C) Stand-alone requests for Tier 1B area status shall be submitted to the Land Use Review Board after the public hearing required under subdivision (A) of this subdivision (1).

(D) The Land Use Review Board shall hold a public hearing within 30 days after receiving the request for an affirmative determination of regional plan amendment compliance or approval of Tier 1B area status. The Land Use Review Board shall issue its determination within 30 days after the hearing.

(2) Expiration date. Adoption of a regional plan amendment, nonminor future land use map amendment, or Tier 1B area status request or amendment shall not change the expiration date of the regional plan.

* * *

Sec. 13. 24 V.S.A. § 4348a is amended to read:

§ 4348a. ELEMENTS OF A REGIONAL PLAN

(a) A regional plan shall be consistent with the goals established in section 4302 of this title and shall include the following:

* * *

(12) A future land use element, based upon the elements in this section, that sets forth the present and prospective location, amount, intensity, and character of such land uses in relation to the provision of necessary community facilities and services and that consists of a map delineating future land use area boundaries for the land uses in subdivisions (A)–(J) of this subdivision (12) as appropriate and any other special land use category the regional planning commission deems necessary; descriptions of intended future land uses, consistent with the smart growth principles in section 4303 of this chapter; and policies intended to support the implementation of the future land use element using the following land use categories:

(A) Downtown or village centers. These areas are the mixed-use centers bringing together community economic activity and civic assets. They include downtowns, villages, and new town centers previously designated under chapter 76A and downtowns and village centers seeking benefits under the Community Investment Program under section ~~5804~~ 5803 of this title. The downtown or village centers are the traditional ~~and~~ or historic central business and civic centers within planned growth areas, village areas, or may stand alone. Municipalities may have more than one center, including planned new or emerging centers that anchor planned growth or village areas. Village centers are not required to have public water, wastewater, zoning, or subdivision bylaws.

(B) Planned growth areas. These areas include the high-density existing settlement and future growth areas with high concentrations of population, housing, and employment in each region and town, as appropriate. They include a mix of historic and nonhistoric commercial, residential, and civic or cultural sites with active streetscapes, supported by land development regulations; public water or wastewater, or both; and multimodal transportation systems. These areas include ~~new town centers, downtowns, village centers,~~ growth centers, and neighborhood development areas previously designated under chapter 76A of this title. These areas should generally meet ~~the smart growth principles definition in chapter 139 of this title and~~ the following criteria:

* * *

(iii) The area is generally within walking distance from the municipality's or an adjacent municipality's downtown, or village center, ~~new town center, or growth center.~~

* * *

(vi) The area provides ~~for~~ opportunity for development, infill development, and redevelopment that is needed to meet the regional and municipal housing targets that meets meet the present and future needs of a diversity of social and income groups in the community.

(vii) The area is served by planned or existing transportation infrastructure that conforms with "complete streets" principles as described under 19 V.S.A. chapter 24 and establishes pedestrian access directly to the downtown, or village center, ~~or new town center.~~ Planned transportation infrastructure includes those investments included in the municipality's capital improvement program pursuant to section 4430 of this title.

(C) Village areas. These areas include the traditional settlement area or a proposed new settlement area, typically composed of a cohesive mix of residential, civic, religious, commercial, ~~and~~ or mixed-use buildings, arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core downtown center or village center. ~~These areas include existing village center designations and similar areas statewide, but this area is larger than the village center designation.~~ Village areas shall meet the following criteria:

* * *

(iv) The municipality has either ~~municipal~~ public water or wastewater. If no public wastewater is available, the area must have soils that are adequate for wastewater disposal.

(v) The area has some opportunity for infill development or new development areas where the village can grow, support the development of housing to meet the regional and municipal housing targets, and be flood resilient.

* * *

(J) Rural; conservation. These are areas of significant natural resources, identified by regional planning commissions or municipalities based upon existing Agency of Natural Resources mapping that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes. ~~The mapping of these areas and accompanying policies are intended to help meet requirements of 10 V.S.A. chapter 89. Any~~

~~portion of this area that is approved by the LURB as having Tier 3 area status shall be identified on the future land use map as an overlay upon approval.~~

* * *

(d) With the exception of preexisting, nonconforming designations approved prior to the establishment of the State Community Investment program, the areas eligible for designation benefits under that program upon the Land Use Review Board's approval of the regional plan future land use map for designation as a downtown center or village center shall not include development that is disconnected from a downtown or village center and that lacks an existing or planned pedestrian connection to the center via a complete street.

* * *

Sec. 14. 24 V.S.A. § 4303 is amended to read:

§ 4303. DEFINITIONS

~~The following definitions shall apply throughout~~ As used in this chapter unless the context otherwise requires:

* * *

(43) "Smart growth principles" means growth that:

(A) maintains the historic development pattern of compact village and urban centers separated by rural countryside;

(B) develops compact mixed-use centers at a scale appropriate for the community and the region;

(C) enables choice in modes of transportation;

(D) protects the State's important environmental, natural, and historic features, including natural areas, water quality, scenic resources, and historic sites and districts;

(E) serves to strengthen agricultural and forest industries and minimizes conflicts of development with these industries;

(F) balances growth with the availability of economic and efficient public utilities and services;

(G) supports a diversity of viable businesses in downtowns and villages;

(H) provides for housing that meets the needs of a diversity of social and income groups in each community; and

(I) reflects a settlement pattern that, at full build-out, is not characterized by:

(i) scattered development located outside compact urban and village centers that is excessively land consumptive;

(ii) development that limits transportation options, especially for pedestrians;

(iii) the fragmentation of farmland and forestland;

(iv) development that is not serviced by municipal infrastructure or that requires the extension of municipal infrastructure across undeveloped lands in a manner that would extend service to lands located outside compact village and urban centers; and

(v) linear development along well-traveled roads and highways that lacks depth, as measured from the highway.

Sec. 15. REGIONAL AND MUNICIPAL PLAN EXTENSIONS

Any regional or municipal plan due to expire in 2026 or 2027 shall have its expiration date extended until December 31, 2027.

Sec. 16. REPEAL

24 V.S.A. § 4476 (formal review of regional planning commission decisions) is repealed.

* * * State Community Investment Program * * *

Sec. 17. 24 V.S.A. § 5801 is amended to read:

§ 5801. DEFINITIONS

As used in this chapter:

* * *

(8) “Planned growth area” means an area on the regional plan future land use maps ~~required under section 4348a of this title, which may encompass a downtown center or village center on the regional future land use map and may be designated as a center or neighborhood, or both~~ meeting the requirements of subdivision 4348a(a)(12)(B) of this title and that may be designated as a neighborhood.

* * *

(10) “Sprawl repair” means the redevelopment of lands with buildings, traffic and circulation, parking, or other land coverage in a pattern that is consistent with smart growth principles as defined in section 4303 of this title.

* * *

(12) “~~State Designated Downtown and~~ Center or Village Center” or “designated center” means a ~~contiguous downtown or village a portion of which is listed or eligible for listing in the national register of historic places area~~ center approved as part of the LURB review of regional plan future land use maps, ~~which may include an approved preexisting designated designated downtown, village center, or designated new town center established prior to the approval of the regional plan future land use maps.~~

(13) “~~State designated~~ Designated neighborhood” or “neighborhood” means a ~~contiguous geographic village area or planned growth area~~ approved as part of the ~~Land Use Review Board~~ LURB review of regional plan future land use maps that is ~~compact and adjacent and~~ contiguous to a center.

* * *

(15) “Village area” means an area on the regional plan future land use maps ~~adopted pursuant to section 4348a of this title, which may encompass a village center on the regional future land use map~~ meeting the requirements of subdivision 4348a(a)(12)(C) of this title and that may be designated as a neighborhood.

Sec. 18. 24 V.S.A. § 5803 is amended to read:

§ 5803. DESIGNATION OF DOWNTOWN AND VILLAGE CENTERS

(a) Designation established. A regional planning commission may apply to the LURB for approval and designation of all downtown and village centers by submitting the regional plan future land use map adopted by the regional planning commission. ~~The regional plan future land use map shall identify downtown centers and village centers as the downtown and village areas eligible for designation as centers. The Department and State Board shall provide comments to the LURB and the regional planning commission on areas eligible for center designation as provided under in section 4348 of this chapter title.~~

* * *

(c) Exclusions. ~~With the exception for preexisting, nonconforming designations approved prior to the establishment of the program under this chapter or areas included in the municipal plan for the purposes of relocating a municipality’s center for flood resiliency purposes, the areas eligible for designation benefits upon the LURB’s approval of the regional plan future land use map for designation as a Center shall not include development that is disconnected from a Center and that lacks a pedestrian connection to the Center via a complete street. [Repealed.]~~

* * *

Sec. 19. 32 V.S.A. § 5930bb is amended to read:

§ 5930bb. ELIGIBILITY AND ADMINISTRATION

* * *

(c) Application shall be made in accordance with the guidelines set by the State Board. The guidelines shall clearly indicate that only applications located in Step 2 and Step 3 State-designated centers or Step 1 centers where a portion of the designated center is listed or eligible for listing in the national register of historic places shall be considered.

* * *

Sec. 20. 24 V.S.A. § 5808 is added to read:

§ 5808. ANNUAL REPORT

On or before January 15 of each year, the Vermont Community Investment Board shall submit a written report to the House Committees on Environment and on General and Housing and the Senate Committees on Natural Resources and Energy and on Economic Development, Housing and General Affairs. The report shall include, at a minimum:

(1) a summary of the Community Investment Program's activities during the preceding fiscal year, including designations, Steps, or other actions taken by the Board that confer eligibility for or priority access to State funding, tax credits, and other Program benefits;

(2) an analysis of the types of municipalities benefiting from the Program by:

(A) county;

(B) population size;

(C) future land use category or categories;

(D) State designation status; and

(E) whether the municipality contains areas eligible for Act 250 exemption through 2024 Acts and Resolves No. 181; and

(3) any legislative, regulatory, or programmatic changes recommended by the Board to improve the effectiveness, accessibility, and geographic equity of the Community Investment Program.

Sec. 21. MUNICIPAL APPEALS AND DISCRETIONARY REVIEW OF
HOUSING; REPORT

(a) On or before January 15, 2027, the Department of Housing and Community Development, after consultation with the Vermont League of Cities and Towns, Let's Build Homes, the Vermont Natural Resources Council, the Vermont Planners Association, the Land Access and Opportunity Board, the Vermont Association of Planning and Development Agencies, the Vermont Bar Association, the Vermont Realtors Association, Vermonters for a Clean Environment, and the Secretary of Natural Resources or designee shall report on the following:

(1) mechanisms for limiting appeals of municipal permits while allowing municipalities to address legitimate concerns with projects, including:

(A) the most commonly raised issues on appeal; and

(B) an evaluation of statutory or procedural tools to limit duplicative or frivolous appeals and recommend legislative action needed, if any;

(2) impacts of discretionary review on residential development,

(3) the potential value of the federal Right to Build Zone legislation and steps the State can take to maximize that value;

(4) assistance the State can offer municipalities seeking to limit discretionary review, including incentives, planning, and whether the State should develop objective standards, including model codes;

(5) data on housing that has been built in the areas exempt from Act 250 jurisdiction under the 10 V.S.A. § 6081(dd) including how many units, the price, and where; and

(6) a status update on the 802 Homes pilot program.

(b) The report shall be submitted to the House Committees on Environment and on General and Housing and the Senate Committees on Economic Development, Housing and General Affairs and on Natural Resources and Energy.

* * * Environmental Justice * * *

Sec. 22. 3 V.S.A. chapter 72 is amended to read:

CHAPTER 72. ENVIRONMENTAL JUSTICE

* * *

§ 6004. IMPLEMENTATION OF STATE POLICY

* * *

(i)(1) Beginning on January 15, 2028 ~~2029~~, and annually thereafter, the covered agencies shall either integrate the following information into existing annual spending reports or issue annual spending reports that include:

* * *

§ 6005. RULEMAKING

(a) On or before ~~July 1, 2027~~ January 1, 2029, the Agency of Natural Resources, in consultation with the Environmental Justice Advisory Council and the Interagency Environmental Justice Committee, shall adopt rules to:

* * *

(b) On or before July 1, 2028 ~~2030~~, and as appropriate thereafter, the covered agencies, in consultation with the Environmental Justice Advisory Council, shall adopt or amend policies and procedures, plans, guidance, and rules, where applicable, to implement this chapter.

* * *

§ 6007. ENVIRONMENTAL JUSTICE MAPPING TOOL

* * *

(c) On or before January 1, 2027 ~~2028~~, the mapping tool shall be available for use by the public as well as by the State government.

* * * Effective Date * * *

Sec. 23. EFFECTIVE DATE

This act shall take effect on July 1, 2026.

Rep. Canfield of Fair Haven, for the Committee on Ways and Means, recommended that the bill pass in concurrence with the proposal of amendment recommended by the Committee on Environment.

Rep. Squirrell of Underhill, for the Committee on Appropriations, recommended that the bill pass in concurrence with the proposal of amendment recommended by the Committee on Environment.

The bill, having appeared on the Notice Calendar, was taken up and read the second time.

Pending the question, Shall the bill be amended as recommended by the Committee on Environment?, **Rep. Burditt of West Rutland** moved to amend the report of the Committee on Environment by adding a new section to be Sec. 6a to read as follows:

Sec. 6a. 10 V.S.A. § 6034 is amended to read:

§ 6034. TIER 1A AREA STATUS

* * *

(b) Tier 1A area status requirements.

(1) To obtain a Tier 1A area status under this section, a municipality shall demonstrate to the Board that it has each of the following:

* * *

(I) Municipal staff, regional planning commission staff, or other contracted capacity adequate to support coordinated comprehensive and capital planning, development review, and zoning administration in the Tier 1A area.

* * *

Pending the question, Shall the report of the Committee on Environment be amended as offered by Rep. Burditt of West Rutland?, **Rep. Burditt of West Rutland** demanded the Yeas and Nays, which demand was sustained by the Constitutional number. The Clerk proceeded to call the roll and the question, Shall the report of the Committee on Environment be amended as offered by Rep. Burditt of West Rutland?, was decided in the negative. Yeas, 63. Nays, 80.

Those who voted in the affirmative are:

Bailey of Hyde Park	Gregoire of Fairfield	Nielsen of Brandon
Bartley of Fairfax	Hango of Berkshire	North of Ferrisburgh
Bosch of Clarendon	Harvey of Castleton	O'Brien of Tunbridge
Boutin of Barre City	Higley of Lowell	Oliver of Sheldon
Boyden of Cambridge	Howland of Rutland Town	Olson of Starksboro
Branagan of Georgia	Hunter of Manchester	Page of Newport City
Brigham of St. Albans Town	Kascenska of Burke	Pinsonault of Dorset
Burditt of West Rutland	Keyser of Rutland City	Powers of Waterford
Burt of Cabot	Labor of Morgan	Priestley of Bradford
Canfield of Fair Haven	Laroche of Franklin	Pritchard of Pawlet
Casey of Hubbardton	Lipsky of Stowe	Quimby of Lyndon
Charlton of Chester	Long of Milton	Sibilia of Dover
Coffin of Cavendish	Luneau of St. Albans City	Soucy of Barre Town
Cooper of Pownal	Maguire of Rutland City	Southworth of Walden
Demar of Enosburgh	Malay of Pittsford	Steady of Milton
Dickinson of St. Albans Town	Marcotte of Coventry	Tagliavia of Corinth
Dobrovich of Williamstown	McCoy of Poultney	Walker of Swanton
Dolgin of St. Johnsbury	Micklus of Milton	Wells of Brownington
Feltus of Lyndon	Morgan, L. of Milton	White of Bethel
Galfetti of Barre Town	Morgan, M. of Milton	Winter of Ludlow
Goslant of Northfield	Morrissey of Bennington	
	Nelson of Derby	

Those who voted in the negative are:

Arsenault of Williston	Eastes of Guilford	McGill of Bridport
Austin of Colchester	Emmons of Springfield	Mihaly of Calais
Bartholomew of Hartland	Garofano of Essex	Minier of South Burlington
Berbeco of Winooski	Goldman of Rockingham	Morris of Springfield
Birong of Vergennes	Goodnow of Brattleboro	Morrow of Weston
Bishop of Colchester	Graning of Jericho	Mrowicki of Putney
Black of Essex	Greer of Bennington	Nigro of Bennington
Bluemle of Burlington	Harple of Glover	Noyes of Wolcott
Bos-Lun of Westminster	Headrick of Burlington	Nugent of South Burlington
Brady of Williston	Holcombe of Norwich	Ode of Burlington
Brown of Richmond	Hooper of Randolph	Pezzo of Colchester
Burke of Brattleboro	Houghton of Essex Junction	Pouech of Hinesburg
Burkhardt of South Burlington	Howard of Rutland City	Rachelson of Burlington
Burrows of West Windsor	Hoyt of Hartford	Satcowitz of Randolph
Campbell of St. Johnsbury	James of Manchester	Scheu of Middlebury
Carris Duncan of Whitingham	Kimbell of Woodstock	Scully of Burlington
Casey of Montpelier	Kornheiser of Brattleboro	Sheldon of Middlebury
Chapin of East Montpelier	Krasnow of South Burlington	Squirrell of Underhill
Cole of Hartford	Lalley of Shelburne	Stevens of Waterbury
Conlon of Cornwall	LaLonde of South Burlington	Stone of Burlington
Corcoran of Bennington	LaMont of Morristown	Sweeney of Shelburne
Critchlow of Colchester	Logan of Burlington	Tomlinson of Winooski
Dodge of Essex	Long of Newfane	Torre of Moretown
Dolan of Essex Junction	Lueders of Lincoln	Waszazak of Barre City
Duke of Burlington	Masland of Thetford	Waters Evans of Charlotte
Durfee of Shaftsbury	McCann of Montpelier	White of Waitsfield
		Wood of Waterbury
		Yacovone of Morristown

Those members absent with leave of the House and not voting are:

Christie of Hartford	Donahue of Northfield	Parsons of Newbury
Cina of Burlington	Kleppner of Burlington	Taylor of Mendon

Pending the question, Shall the bill be amended as recommended by the Committee on Environment,? **Rep. Burtt of Cabot** moved to amend the report of the Committee on Environment in Sec. 14, 24 V.S.A. § 4303, in subdivision (43), by striking out subdivision (E) in its entirety and inserting in lieu thereof a new subdivision (E) to read as follows:

(E) serves to strengthen agricultural and forest industries, including homesteading, small-scale agriculture and forestry, and supporting housing, while minimizing conflicts of development with these industries;

Pending the question, Shall the report of the Committee on Environment be amended as offered by Rep. Burt of Cabot?, **Rep. Burt of Cabot** demanded the Yeas and Nays, which demand was sustained by the Constitutional number. The Clerk proceeded to call the roll and the question, Shall the report of the Committee on Environment be amended as offered by Rep. Burt of Cabot?, was decided in the affirmative. Yeas, 142. Nays, 2.

Those who voted in the affirmative are:

Arsenault of Williston	Galfetti of Barre Town	Morgan, M. of Milton
Bailey of Hyde Park	Garofano of Essex	Morris of Springfield
Bartholomew of Hartland	Goldman of Rockingham	Morrissey of Bennington
Bartley of Fairfax	Goodnow of Brattleboro	Morrow of Weston
Berbeco of Winooski	Goslant of Northfield	Mrowicki of Putney
Birong of Vergennes	Graning of Jericho	Nelson of Derby
Bishop of Colchester	Greer of Bennington	Nielsen of Brandon
Black of Essex	Gregoire of Fairfield	Nigro of Bennington
Bluemle of Burlington	Hango of Berkshire	North of Ferrisburgh
Bosch of Clarendon	Harple of Glover	Noyes of Wolcott
Bos-Lun of Westminster	Harvey of Castleton	Nugent of South Burlington
Boutin of Barre City	Headrick of Burlington	O'Brien of Tunbridge
Boyden of Cambridge	Higley of Lowell	Ode of Burlington
Brady of Williston	Holcombe of Norwich	Oliver of Sheldon
Branagan of Georgia	Hooper of Randolph	Olson of Starksboro
Brigham of St. Albans Town	Houghton of Essex Junction	Page of Newport City
Brown of Richmond	Howard of Rutland City	Parsons of Newbury
Burditt of West Rutland	Howland of Rutland Town	Pezzo of Colchester
Burke of Brattleboro	Hoyt of Hartford	Pinsonault of Dorset
Burkhardt of South	Hunter of Manchester	Pouech of Hinesburg
Burlington	James of Manchester	Powers of Waterford
Burrows of West Windsor	Kascenska of Burke	Priestley of Bradford
Burt of Cabot	Keyser of Rutland City	Pritchard of Pawlet
Campbell of St. Johnsbury	Kimbell of Woodstock	Quimby of Lyndon
Canfield of Fair Haven	Kornheiser of Brattleboro	Rachelson of Burlington
Carris Duncan of	Krasnow of South	Satcowitz of Randolph
Whitingham	Burlington	Scheu of Middlebury
Casey of Montpelier	Labor of Morgan	Scully of Burlington
Casey of Hubbardton	Lalley of Shelburne	Sheldon of Middlebury
Chapin of East Montpelier	LaLonde of South	Sibilia of Dover
Charlton of Chester	Burlington	Soucy of Barre Town
Coffin of Cavendish	LaMont of Morristown	Southworth of Walden
Cole of Hartford	Laroche of Franklin	Squirrell of Underhill
Conlon of Cornwall	Lipsky of Stowe	Steady of Milton
Cooper of Pownal	Long of Newfane	Stevens of Waterbury
Corcoran of Bennington	Long of Milton	Stone of Burlington
Critchlow of Colchester	Lueders of Lincoln	Sweeney of Shelburne
Demar of Enosburgh	Luneau of St. Albans City	Tagliavia of Corinth
Dickinson of St. Albans	Maguire of Rutland City	Tomlinson of Winooski
Town	Malay of Pittsford	Torre of Moretown
Dobrovich of Williamstown	Marcotte of Coventry	Walker of Swanton

Dodge of Essex	Masland of Thetford	Waszazak of Barre City
Dolan of Essex Junction	McCann of Montpelier	Waters Evans of Charlotte
Dolgin of St. Johnsbury	McCoy of Poultney	Wells of Brownington
Duke of Burlington	McGill of Bridport	White of Waitsfield
Durfee of Shaftsbury	Micklus of Milton	White of Bethel
Eastes of Guilford	Mihaly of Calais	Winter of Ludlow
Emmons of Springfield	Minier of South Burlington	Wood of Waterbury
Feltus of Lyndon	Morgan, L. of Milton	Yacovone of Morristown

Those who voted in the negative are:

Austin of Colchester Logan of Burlington

Those members absent with leave of the House and not voting are:

Christie of Hartford Donahue of Northfield Taylor of Mendon
Cina of Burlington Kleppner of Burlington

Pending the question, Shall the bill be amended as recommended by the Committee on Environment, as amended?, **Rep. Burtt of Cabot** moved to further amend the report of the Committee on Environment in Sec. 6, 10 V.S.A. § 6081, after the first ellipsis, by inserting the following:

(t) No permit or permit amendment is required for the construction of improvements for an accessory on-farm business for the storage or sale of qualifying products or the other eligible enumerated products as defined in 24 V.S.A. § 4412(11)(A)(i)(I). No permit or permit amendment is required for the construction of improvements for an accessory on-farm business for the preparation or processing of qualifying products as defined in 24 V.S.A. § 4412(11)(A)(i)(I), provided that more than 50 percent of the total annual sales of the prepared or processed qualifying products come from products produced on the farm where the business is located. ~~This subsection shall not apply to~~ No permit or permit amendment is required for the construction of improvements related to hosting events or farm stays as part of for an accessory on-farm business for educational, recreational, or social events that feature agricultural practices or qualifying products, or both, as defined in 24 V.S.A. § 4412(11)(A)(i)(II).

* * *

Pending the question, Shall the report of the Committee on Environment, as amended, be further amended as offered by Rep. Burtt of Cabot?, **Rep. Burtt of Cabot** demanded the Yeas and Nays, which demand was sustained by the Constitutional number. The Clerk proceeded to call the roll and the question, Shall the report of the Committee on Environment, as amended, be further amended as offered by Rep. Burtt of Cabot?, was decided in the affirmative. Yeas, 77. Nays, 66.

Those who voted in the affirmative are:

Bailey of Hyde Park	Goslant of Northfield	Morrow of Weston
Bartley of Fairfax	Greer of Bennington	Nelson of Derby
Bosch of Clarendon	Gregoire of Fairfield	Nielsen of Brandon
Bos-Lun of Westminster	Hango of Berkshire	North of Ferrisburgh
Boutin of Barre City	Harple of Glover	Noyes of Wolcott
Boyden of Cambridge	Harvey of Castleton	O'Brien of Tunbridge
Branagan of Georgia	Headrick of Burlington	Oliver of Sheldon
Brigham of St. Albans Town	Higley of Lowell	Olson of Starksboro
Burditt of West Rutland	Hooper of Randolph	Page of Newport City
Burke of Brattleboro	Howland of Rutland Town	Parsons of Newbury
Burt of Cabot	Hunter of Manchester	Pinsonault of Dorset
Canfield of Fair Haven	Kascenska of Burke	Powers of Waterford
Carris Duncan of Whitingham	Keyser of Rutland City	Priestley of Bradford
Casey of Montpelier	Labor of Morgan	Pritchard of Pawlet
Casey of Hubbardton	Laroche of Franklin	Quimby of Lyndon
Charlton of Chester	Lipsky of Stowe	Scully of Burlington
Coffin of Cavendish	Long of Milton	Sibilia of Dover
Corcoran of Bennington	Luneau of St. Albans City	Soucy of Barre Town
Demar of Enosburgh	Maguire of Rutland City	Southworth of Walden
Dickinson of St. Albans Town	Malay of Pittsford	Steady of Milton
Dobrovich of Williamstown	Marcotte of Coventry	Tagliavia of Corinth
Dolgin of St. Johnsbury	McCann of Montpelier	Walker of Swanton
Duke of Burlington	McCoy of Poultney	Wells of Brownington
Feltus of Lyndon	Micklus of Milton	Winter of Ludlow
Galfetti of Barre Town	Morgan, L. of Milton	Yacovone of Morristown
	Morgan, M. of Milton	
	Morrissey of Bennington	

Those who voted in the negative are:

Arsenault of Williston	Emmons of Springfield	Minier of South Burlington
Austin of Colchester	Garofano of Essex	Morris of Springfield
Bartholomew of Hartland	Goldman of Rockingham	Mrowicki of Putney
Berbeco of Winooski	Goodnow of Brattleboro	Nigro of Bennington
Birong of Vergennes	Graning of Jericho	Nugent of South Burlington
Bishop of Colchester	Holcombe of Norwich	Ode of Burlington
Black of Essex	Houghton of Essex Junction	Pezzo of Colchester
Bluemle of Burlington	Howard of Rutland City	Pouech of Hinesburg
Brady of Williston	Hoyt of Hartford	Rachelson of Burlington
Brown of Richmond	James of Manchester	Satcowitz of Randolph
Burkhardt of South Burlington	Kimbell of Woodstock	Scheu of Middlebury
Burrows of West Windsor *	Kornheiser of Brattleboro	Sheldon of Middlebury
Campbell of St. Johnsbury	Krasnow of South Burlington	Squirrell of Underhill
Chapin of East Montpelier	Lalley of Shelburne	Stevens of Waterbury
Cole of Hartford	LaLonde of South Burlington	Stone of Burlington
Conlon of Cornwall	LaMont of Morristown	Sweeney of Shelburne
Cooper of Pownal	Logan of Burlington	Tomlinson of Winooski
Critchlow of Colchester		Torre of Moretown
		Waszazak of Barre City

Dodge of Essex	Long of Newfane	Waters Evans of Charlotte
Dolan of Essex Junction	Lueders of Lincoln	White of Waitsfield
Durfee of Shaftsbury	Masland of Thetford	White of Bethel
Eastes of Guilford	Mihaly of Calais	Wood of Waterbury

Those members absent with leave of the House and not voting are:

Christie of Hartford	Donahue of Northfield	McGill of Bridport
Cina of Burlington	Kleppner of Burlington	Taylor of Mendon

Rep. Burrows of West Windsor provided the following vote explanation:

“Madam Speaker:

I voted no on this amendment but, like many in this body, I fully support pursuing the development of policy that addresses its feasibility but balancing it with full testimony from a plethora of Vermonters themselves who would be affected. It is my hope that this would be addressed early in the next legislative session.”

At three o'clock and nineteen minutes in the afternoon, the Speaker declared a recess until the fall of the gavel.

At four o'clock and thirty-four minutes in the afternoon, the Speaker called the House to order.

Pending the question, Shall the bill be amended as recommended by the Committee on Environment, as amended?, **Rep. Charlton of Chester** moved to further amend the report of the Committee on Environment as follows:

First: In Sec. 6, 10 V.S.A. § 6081, in subsection (dd), in subdivision (1), by striking out “2028” and inserting in lieu thereof “2030”

Second: In Sec. 6, 10 V.S.A. § 6081, in subsection (dd), in subdivision (2)(A), by striking out “2028” and inserting in lieu thereof “2030”

Third: In Sec. 6, 10 V.S.A. § 6081, in subsection (dd), in subdivision (3), by striking out “2028” and inserting in lieu thereof “2030”

Pending the question, Shall the report of the Committee on Environment, as amended, be further amended as offered by Rep. Charlton of Chester?, **Rep. Charlton of Chester** demanded the Yeas and Nays, which demand was sustained by the Constitutional number. The Clerk proceeded to call the roll and the question, Shall the report of the Committee on Environment, as amended, be further amended as offered by Rep. Charlton of Chester?, was decided in the negative. Yeas, 66. Nays, 76.

Those who voted in the affirmative are:

Bailey of Hyde Park	Gregoire of Fairfield	Nelson of Derby
Bartley of Fairfax	Hango of Berkshire	Nielsen of Brandon
Bosch of Clarendon	Harple of Glover	North of Ferrisburgh
Boutin of Barre City	Harvey of Castleton	Noyes of Wolcott
Boyden of Cambridge	Higley of Lowell	O'Brien of Tunbridge
Branagan of Georgia	Hooper of Randolph	Oliver of Sheldon
Brigham of St. Albans Town	Howland of Rutland Town	Olson of Starksboro
Burditt of West Rutland	Kascenska of Burke	Page of Newport City
Burrows of West Windsor	Keyser of Rutland City	Pinsonault of Dorset
Burt of Cabot	Labor of Morgan	Powers of Waterford
Canfield of Fair Haven	LaMont of Morristown	Priestley of Bradford
Casey of Hubbardton	Laroche of Franklin	Pritchard of Pawlet
Charlton of Chester	Lipsky of Stowe	Quimby of Lyndon
Coffin of Cavendish	Long of Milton	Sibilia of Dover
Demar of Enosburgh	Luneau of St. Albans City	Soucy of Barre Town
Dickinson of St. Albans Town	Maguire of Rutland City	Southworth of Walden
Dobrovich of Williamstown	Malay of Pittsford	Steady of Milton
Dolgin of St. Johnsbury	Marcotte of Coventry	Tagliavia of Corinth
Duke of Burlington	McCoy of Poultney	Walker of Swanton
Feltus of Lyndon	Micklus of Milton	Wells of Brownington
Galfetti of Barre Town	Morgan, L. of Milton	Winter of Ludlow
Goslant of Northfield	Morgan, M. of Milton	
	Morrissey of Bennington	

Those who voted in the negative are:

Arsenault of Williston	Eastes of Guilford	Minier of South Burlington
Austin of Colchester	Emmons of Springfield	Morris of Springfield
Bartholomew of Hartland	Garofano of Essex	Morrow of Weston
Berbeco of Winooski	Goldman of Rockingham	Mrowicki of Putney
Birong of Vergennes	Goodnow of Brattleboro	Nigro of Bennington
Bishop of Colchester	Graning of Jericho	Nugent of South Burlington
Black of Essex	Greer of Bennington	Ode of Burlington
Bluemle of Burlington	Headrick of Burlington	Pezzo of Colchester
Bos-Lun of Westminster	Holcombe of Norwich	Pouech of Hinesburg
Brady of Williston	Houghton of Essex Junction	Rachelson of Burlington
Brown of Richmond	Howard of Rutland City	Satcowitz of Randolph
Burke of Brattleboro	Hoyt of Hartford	Scheu of Middlebury
Burkhardt of South Burlington	Hunter of Manchester	Scully of Burlington
Campbell of St. Johnsbury	James of Manchester	Sheldon of Middlebury
Carris Duncan of Whitingham	Kimball of Woodstock	Squirrell of Underhill
Casey of Montpelier	Kornheiser of Brattleboro	Stevens of Waterbury
Chapin of East Montpelier	Krasnow of South Burlington	Stone of Burlington
Cole of Hartford	Lailey of Shelburne	Sweeney of Shelburne
Conlon of Cornwall	LaLonde of South Burlington	Tomlinson of Winooski
Cooper of Pownal	Logan of Burlington	Torre of Moretown
Corcoran of Bennington	Long of Newfane	Waszazak of Barre City
		Waters Evans of Charlotte
		White of Waitsfield

Critchlow of Colchester	Lueders of Lincoln	White of Bethel
Dodge of Essex	Masland of Thetford	Wood of Waterbury
Dolan of Essex Junction	McGill of Bridport	Yacovone of Morristown
Durfee of Shaftsbury	Mihaly of Calais	

Those members absent with leave of the House and not voting are:

Christie of Hartford	Kleppner of Burlington	Taylor of Mendon
Cina of Burlington	McCann of Montpelier	
Donahue of Northfield	Parsons of Newbury	

Pending the question, Shall the bill be amended as recommended by the Committee on Environment, as amended?, **Rep. Dobrovich of Williamstown** moved to further amend the report of the Committee on Environment in Sec. 6, 10 V.S.A. § V.S.A. § 6081, in subsection (dd), by inserting a new subdivision (4) to read as follows:

(4) Notwithstanding any other provision of law to the contrary, until January 1, 2031, no permit or permit amendment is required for the subdivision for or the construction 50 units or fewer of housing with at least 20 percent of the units with mixed income housing or mixed-use development, constructed or maintained on a tract or tracts of land, located within areas of a designated village center and within one-quarter mile of its boundary served by public sewer or water services or soils that are adequate for wastewater disposal. However, the legislative body of a municipality may vote to not grant the exemption for individual projects.

Pending the question, Shall the report of the Committee on Environment, as amended, be further amended as offered by Rep. Dobrovich of Williamstown?, **Rep. Dobrovich of Williamstown** demanded the Yeas and Nays, which demand was sustained by the Constitutional number. The Clerk proceeded to call the roll and the question, Shall the report of the Committee on Environment, as amended, be further amended as offered by Rep. Dobrovich of Williamstown?, was decided in the negative. Yeas, 60. Nays, 83.

Those who voted in the affirmative are:

Bailey of Hyde Park	Gregoire of Fairfield	Morrissey of Bennington
Bartley of Fairfax	Hango of Berkshire	Nelson of Derby
Bosch of Clarendon	Harple of Glover *	Nielsen of Brandon
Boutin of Barre City	Harvey of Castleton	North of Ferrisburgh
Boyden of Cambridge	Higley of Lowell	Oliver of Sheldon
Branagan of Georgia	Hooper of Randolph	Page of Newport City
Brigham of St. Albans Town	Howland of Rutland Town	Pinsonault of Dorset
Burditt of West Rutland	Kascenska of Burke	Powers of Waterford
Burt of Cabot	Keyser of Rutland City	Priestley of Bradford
Canfield of Fair Haven	Labor of Morgan	Pritchard of Pawlet
Casey of Hubbardton	Laroche of Franklin	Quimby of Lyndon

Charlton of Chester	Lipsky of Stowe	Sibilia of Dover
Coffin of Cavendish	Long of Milton	Soucy of Barre Town
Demar of Enosburgh	Luneau of St. Albans City	Southworth of Walden
Dickinson of St. Albans Town	Maguire of Rutland City	Steady of Milton
Dobrovich of Williamstown	Malay of Pittsford	Tagliavia of Corinth
Dolgin of St. Johnsbury	Marcotte of Coventry	Walker of Swanton
Galfetti of Barre Town	McCoy of Poultney	Wells of Brownington
Goslant of Northfield	Micklus of Milton	Winter of Ludlow
Greer of Bennington	Morgan, L. of Milton	
	Morgan, M. of Milton	

Those who voted in the negative are:

Arsenault of Williston	Eastes of Guilford	Minier of South Burlington
Austin of Colchester	Emmons of Springfield	Morris of Springfield
Bartholomew of Hartland	Feltus of Lyndon	Morrow of Weston
Berbeco of Winooski	Garofano of Essex	Mrowicki of Putney
Birong of Vergennes	Goldman of Rockingham	Nigro of Bennington
Bishop of Colchester	Goodnow of Brattleboro	Noyes of Wolcott
Black of Essex	Graning of Jericho	Nugent of South Burlington
Bluemle of Burlington	Headrick of Burlington	O'Brien of Tunbridge
Bos-Lun of Westminster	Holcombe of Norwich	Ode of Burlington
Brady of Williston	Houghton of Essex Junction	Olson of Starksboro
Brown of Richmond	Howard of Rutland City	Pezzo of Colchester
Burke of Brattleboro	Hoyt of Hartford	Pouech of Hinesburg
Burkhardt of South Burlington	Hunter of Manchester	Rachelson of Burlington
Burrows of West Windsor	James of Manchester	Satcowitz of Randolph
Campbell of St. Johnsbury	Kimbell of Woodstock	Scheu of Middlebury
Carris Duncan of Whitingham	Kornheiser of Brattleboro	Scully of Burlington
Casey of Montpelier	Krasnow of South Burlington	Sheldon of Middlebury
Chapin of East Montpelier	LaLley of Shelburne	Squirrell of Underhill
Cole of Hartford	LaLonde of South Burlington	Stevens of Waterbury
Conlon of Cornwall	LaMont of Morristown	Stone of Burlington
Cooper of Pownal	Logan of Burlington	Sweeney of Shelburne
Corcoran of Bennington	Long of Newfane	Tomlinson of Winooski
Critchlow of Colchester	Lueders of Lincoln	Torre of Moretown
Dodge of Essex	Masland of Thetford	Waszazak of Barre City
Dolan of Essex Junction	McCann of Montpelier	Waters Evans of Charlotte
Duke of Burlington	McGill of Bridport	White of Waitsfield
Durfee of Shaftsbury	Mihaly of Calais	White of Bethel
		Wood of Waterbury
		Yacovone of Morristown

Those members absent with leave of the House and not voting are:

Christie of Hartford	Donahue of Northfield	Parsons of Newbury
Cina of Burlington	Kleppner of Burlington	Taylor of Mendon

Rep. Harple of Glover provided the following vote explanation:

“Madam Speaker:

I voted yes on this amendment because I cannot fight for local control in education if I am not also willing to fight for local control in housing development. I have faith that our local select boards will be able to make the best decisions for their own communities in terms of zoning and larger-scale housing projects and will also be able to use their own discretion about which projects should be approved and which should not. We all know we need more housing to fill our local schools to keep our communities alive, and so as an advocate for education I have to fight equally as hard for housing.”

Pending the question, Shall the House propose to the Senate to amend the bill as recommended by the Committee on Environment, as amended?, **Rep. Sheldon of Middlebury** demanded the Yeas and Nays, which demand was sustained by the Constitutional number. The Clerk proceeded to call the roll and the question, Shall the House propose to the Senate to amend the bill as recommended by the Committee on Environment, as amended?, was decided in the affirmative. Yeas, 141. Nays, 0.

Those who voted in the affirmative are:

Arsenault of Williston *	Feltus of Lyndon	Morgan, L. of Milton
Austin of Colchester	Galfetti of Barre Town	Morgan, M. of Milton
Bailey of Hyde Park *	Garofano of Essex	Morris of Springfield
Bartholomew of Hartland	Goldman of Rockingham	Morrissey of Bennington
Bartley of Fairfax	Goodnow of Brattleboro	Morrow of Weston
Berbeco of Winooski	Goslant of Northfield	Mrowicki of Putney
Birong of Vergennes	Graning of Jericho	Nelson of Derby
Bishop of Colchester	Greer of Bennington	Nielsen of Brandon
Black of Essex	Gregoire of Fairfield *	Nigro of Bennington
Bluemle of Burlington	Hango of Berkshire	North of Ferrisburgh *
Bosch of Clarendon	Harple of Glover	Noyes of Wolcott
Bos-Lun of Westminster	Harvey of Castleton	Nugent of South Burlington
Boutin of Barre City	Headrick of Burlington	O'Brien of Tunbridge
Boyden of Cambridge	Higley of Lowell	Ode of Burlington
Brady of Williston	Holcombe of Norwich	Oliver of Sheldon
Branagan of Georgia	Hooper of Randolph	Olson of Starksboro
Brigham of St. Albans Town	Houghton of Essex Junction	Page of Newport City
Brown of Richmond	Howard of Rutland City	Pezzo of Colchester
Burditt of West Rutland	Howland of Rutland Town	Pinsonault of Dorset
Burke of Brattleboro	Hoyt of Hartford	Pouech of Hinesburg
Burkhardt of South Burlington	Hunter of Manchester	Powers of Waterford
Burrows of West Windsor	James of Manchester	Priestley of Bradford
Burt of Cabot	Kascenska of Burke	Pritchard of Pawlet
Campbell of St. Johnsbury	Keyser of Rutland City	Quimby of Lyndon
Canfield of Fair Haven	Kornheiser of Brattleboro	Rachelson of Burlington
	Krasnow of South Burlington	Satcowitz of Randolph
		Scheu of Middlebury

Carris Duncan of Whitingham	Labor of Morgan	Scully of Burlington
Casey of Montpelier	Lalley of Shelburne	Sheldon of Middlebury
Casey of Hubbardton	LaLonde of South Burlington	Sibilia of Dover
Chapin of East Montpelier	LaMont of Morristown	Soucy of Barre Town
Charlton of Chester	Laroche of Franklin	Southworth of Walden
Coffin of Cavendish	Lipsky of Stowe	Squirrell of Underhill
Cole of Hartford	Logan of Burlington	Steady of Milton
Conlon of Cornwall	Long of Newfane	Stone of Burlington
Cooper of Pownal	Long of Milton	Sweeney of Shelburne
Corcoran of Bennington	Lueders of Lincoln	Tagliavia of Corinth
Critchlow of Colchester	Luneau of St. Albans City*	Tomlinson of Winooski
Demar of Enosburgh	Maguire of Rutland City	Torre of Moretown
Dickinson of St. Albans Town	Malay of Pittsford	Walker of Swanton
Dobrovich of Williamstown	Marcotte of Coventry	Waszazak of Barre City
Dodge of Essex	Masland of Thetford	Waters Evans of Charlotte
Dolan of Essex Junction	McCann of Montpelier	Wells of Brownington
Dolgin of St. Johnsbury	McCoy of Poultney	White of Waitsfield
Duke of Burlington	McGill of Bridport	White of Bethel
Durfee of Shaftsbury	Micklus of Milton	Winter of Ludlow
Eastes of Guilford	Mihaly of Calais	Wood of Waterbury
Emmons of Springfield	Minier of South Burlington	Yacovone of Morristown

Those who voted in the negative are: none

Those members absent with leave of the House and not voting are:

Christie of Hartford	Kimbell of Woodstock	Stevens of Waterbury
Cina of Burlington	Kleppner of Burlington	Taylor of Mendon
Donahue of Northfield	Parsons of Newbury	

Rep. Arsenault of Williston provided the following vote explanation:

“Madam Speaker:

I voted yes to S.325 with appreciation and respect for the Committee's work, and out of respect for the Vermonters who advocated for their needs and shared their opinion. Unfortunately, that's not what I see happening when it comes to education transformation. I urge all members to reject the ill-conceived notion of forced district mergers and instead embrace the work of the Committee and the voices of thousands of Vermonters who have advocated for their needs and shared their opinions.”

Rep. Bailey of Hyde Park provided the following vote explanation:

“Madam Speaker:

In my region, projects don’t fail because demand is too high – they fail because the process is too difficult. S.325 begins to reduce that friction, and that’s why I supported it. But for many communities like mine, this is only a starting point, not a solution.”

Rep. Gregoire of Fairfield provided the following vote explanation:

“Madam Speaker:

Far too many times the minority has raised concerns and been ignored, only for us to be back here fixing the very same issues brought up in the original debate. While I am very happy with the step we took today, the real answer is for us all to listen to each other a little more while setting our political and ideological differences to the side to truly allow ourselves to come at issues from a more open perspective.”

Rep. Luneau of St. Albans City provided the following vote explanation:

“Madam Speaker:

I support S.325 because it recognizes something important – our current system is not producing enough housing in Vermont. This is not about weakening standards. It’s about making sure the system works in places where housing is not being built today. That said, this bill does not go far enough to address the barriers facing our rural communities and we need to continue this work.”

Rep. North of Ferrisburgh provided the following vote explanation:

“Madam Speaker:

I voted yes on S.325 because housing is not just about buildings – it’s about people. In too many parts of Vermont, we are not attracting or retaining working-age residents. And without housing, that will not change. This bill takes a step toward addressing that reality. But if we are serious about reversing demographic decline, S.325 is just the beginning; we will need to go further.”

Thereupon, third reading was ordered.

Favorable Report; Second Reading; Third Reading Ordered

H. 953

Rep. Birong of Vergennes, for the Committee on Government Operations and Military Affairs, to which had been referred House bill, entitled

An act relating to approval of an amendment to the charter of the Town of Panton

Reported in favor of its passage. The bill, having appeared on the Notice Calendar, was taken up, read the second time, and third reading ordered.

Senate Proposal of Amendment Concurred in

H. 46

The Senate proposed to the House to amend House bill, entitled

An act relating to the Rare Disease Advisory Council

The Senate proposed to the House to amend the bill by striking out all after the enacting clause and inserting in lieu thereof the following:

Sec. 1. FINDINGS

The General Assembly finds that:

(1) lack of awareness contributes to common and harmful obstacles that rare disease patients face, such as delays in diagnosis, misdiagnosis, lack of treatment options, high out-of-pocket costs, and limited access to medical specialists; and

(2) with the support of the National Organization for Rare Disorders, various patient organizations, and stakeholders in the rare disease community, rare disease advisory councils are enabling states to strategically identify and address barriers that prevent individuals living with rare disease from accessing adequate and effective treatment and care for their condition.

Sec. 2. 18 V.S.A. chapter 19 is added to read:

CHAPTER 19. RARE DISEASES

§ 981. RARE DISEASE ADVISORY COUNCIL

(a) Creation. There is created the Rare Disease Advisory Council within the Department of Health to provide guidance and recommendations to the public, General Assembly, and other government agencies and departments, as necessary, regarding the needs of individuals living with rare diseases in Vermont.

(b) Membership.

(1) The Advisory Council shall be composed of the following members:

(A) two individuals living with a rare disease, at least one of whom is an older Vermonter, appointed by the Commissioner of Health;

(B) a parent or guardian of a person living with a rare disease, appointed by the Commissioner of Health;

(C) the Commissioner of Health or designee;

(D) the Commissioner of Disabilities, Aging, and Independent Living or designee;

(E) a representative of the Health Equity Advisory Commission established pursuant to section 252 of this title;

(F) an academic researcher who conducts rare disease research, appointed by the Commissioner of Health;

(G) a physician practicing in Vermont with experience treating a rare disease, appointed by the Vermont Medical Society;

(H) a nurse practicing in Vermont with experience treating a rare disease, appointed by the Vermont chapter of the American Nurses Association;

(I) a pharmacist practicing in Vermont, appointed by the Vermont Pharmacists Association;

(J) a geneticist or genetic counselor, appointed by the Commissioner of Health; and

(K) any other persons deemed necessary by the Commissioner of Health.

(2) Members of the Advisory Council shall be appointed for staggered five-year terms. Any midterm vacancy shall be filled by the appointing authority for the remainder of the unexpired term. Terms shall begin on January 1 of the year of appointment and conclude on December 31 of the last year of the member's term. Members of the Advisory Council may serve multiple terms, either consecutively or intermittently.

(3) The Advisory Council may collaborate with any other relevant stakeholders it deems appropriate, including the National Organization for Rare Disorders.

(c) Powers and duties. The Advisory Council may conduct the following activities for the benefit of individuals impacted by rare diseases in Vermont:

(1) convene public hearings and solicit comments from individuals impacted by rare diseases to assist the Advisory Council with creating a needs assessment identifying gaps in services for individuals with a rare disease in Vermont and the needs of their caregivers and providers;

(2) provide testimony and comments on pending legislation and rules that impact Vermont's rare disease community before the General Assembly and other State agencies;

(3) in consultation with experts on rare diseases, develop and provide policy recommendations that:

(A) identify conditions for the Department of Health to consider as part of appropriate screening guidance and recommendations; and

(B) support timely patient access to diagnostic services and treatment and enhance quality of services provided by rare disease specialists; and

(4) any other activities identified by a majority of the Advisory Council.

(d) Assistance. The Advisory Council shall have the administrative, technical, and legal assistance of the Department of Health. The Department shall maintain a web page on its website that contains notices of upcoming meetings, meeting minutes, public comments, and reports.

(e) Report. As needed, the Advisory Council may submit any recommendations for legislative action to the House Committees on Health Care and on Human Services and to the Senate Committee on Health and Welfare.

(f) Meetings.

(1) The Commissioner of Health or designee shall call the first meeting of the Advisory Council.

(2) Annually, the Advisory Council shall elect a member to serve as the Chair.

(3) The Advisory Council shall meet quarterly. Meetings may be held in person or remotely on an electronic platform in accordance with the Vermont Open Meeting Law set forth in 1 V.S.A. §§ 310–314.

(4) A majority of the membership shall constitute a quorum.

(g) Compensation and reimbursement. The members of the Advisory Council not otherwise compensated for their participation shall be entitled to per diem compensation and reimbursement of expenses as permitted under 32 V.S.A. § 1010 for not more than four meetings annually.

Sec. 3. LONG COVID RESOURCES FOR PRIMARY CARE PROVIDERS AND PATIENTS

(a) On or before January 1, 2027, the Department of Health shall collaborate with the University of Vermont Medical Center, the Vermont Medical Society, and patients with lived experience of long COVID to:

(1) identify existing evidence-informed standards, best practices, and training for primary care providers regarding long COVID and distribute these resources through the Department's website and to primary care providers; and

(2) in collaboration with the Department of Disabilities, Aging, and Independent Living, identify support services or other resources for long COVID that include a range of peer and community-based programs, such as long COVID support groups through the University of Vermont Medical Center, the Vermont Center for Independent Living, or another entity, and strategies to support patients who are homebound or at risk of becoming homebound.

(b) On or before February 1, 2027, the Department of Health, in collaboration with the Department of Disabilities, Aging, and Independent Living, shall present recommendations to the House Committee on Human Services and the Senate Committee on Health and Welfare on providing long-term disability supports to individuals experiencing long COVID.

(c) As used in this section, "long COVID" means postacute sequelae of SARS-CoV-2 infection.

Sec. 4. EFFECTIVE DATE

This act shall take effect on July 1, 2026.

Which proposal of amendment was considered and concurred in.

Senate Proposal of Amendment Concurred in

H. 582

The Senate proposed to the House to amend House bill, entitled

An act relating to adult protective services

The Senate proposed to the House to amend the bill in Sec. 1, 33 V.S.A. § 6902, in subdivision (36)(B), following "power of attorney", by striking out "or an advance directive"

Which proposal of amendment was considered and concurred in.

Senate Proposal of Amendment Concurred in with Further Proposal of Amendment Thereto

H. 778

The Senate proposed to the House to amend House bill, entitled

An act relating to dam safety

The Senate proposed to the House to amend the bill by striking out all after the enacting clause and inserting in lieu thereof the following:

Sec. 1. 20 V.S.A. § 10 is amended to read:

§ 10. REQUEST TO GOVERNOR BY MUNICIPAL AUTHORITIES

The all-hazards event provisions of this chapter shall not be brought into action unless the municipal director of emergency management, a member of the legislative body of the municipality, the city or town manager, or the mayor of a city that is within the area affected by an all-hazards event shall declare an emergency and request the Governor to find that a state of emergency exists and the Governor so finds, or unless the Governor declares a state of emergency under section 9 of this title. This section shall not be construed to prevent the Governor or the Director of Emergency Management without municipal approval from requiring the evacuation of an area subject to inundation from a dam failure when there is a dam failure or an imminent risk of failure.

Sec. 2. STATE OF VERMONT EMERGENCY OPERATIONS PLANNING
PILOT PROJECT; REPORT

(a)(1) The Division of Emergency Management, in coordination with the Department of Environmental Conservation, shall conduct a pilot project under which the Division shall develop a set of emergency operations plans (EOPs) for two State-owned dams that have been classified as high-hazard potential. One of the dams shall have a population at risk of 1,000 or more persons and the other shall have a population at risk of 100 or more but fewer than 1,000 persons.

(2) The set of EOPs for each dam shall include actions for each municipality in the inundation zone of the dam.

(b)(1) In preparing the EOPs required under subsection (a) of this section and in order to ensure the sufficiency of the EOPs to protect public lives and property, the Division shall coordinate with and collect input from the Whole Community that would be inundated if the dam were to fail. The Division also shall coordinate with any owner or operator of a hydroelectric generation facility located at a State-owned dam. As used in this section, "Whole Community" shall have the same meaning as provided in the Federal Emergency Management Administration guidance on A Whole Community Approach to Emergency Management: Principles, Themes, and Pathways for Action FDOC 104-008-1, December 2011.

(2) The Division of Emergency Management may hire a contractor, including a regional planning commission, to complete the requirements of this section, including one or both of the EOPs required under subsection (a) of this section.

(c) Each EOP required to be completed under subsection (a) of this section shall:

(1) be coordinated with each dam's emergency action plan and shall utilize each dam's emergency action plan inundation maps;

(2) identify planned evacuations and evacuation routes based on possible inundation scenarios, including how to evacuate vulnerable populations such as medically vulnerable individuals who need access to electricity or specialized medical equipment;

(3) identify where individuals shall evacuate to, such as a shelter, higher ground, or reunification location;

(4) engage managers and administrators of facilities that house vulnerable populations within the Whole Community in the plan development;

(5) plan for the use of mutual aid and State resources, and coordinate such use between municipalities downstream of the dam;

(6) address how to implement the use of pre-event communication and early warning systems to alert persons in the inundation areas, including the use of the VT-Alert system; and

(7) include any additional provisions deemed useful by the Division in developing the EOP or for inclusion in the EOP.

(d) On or before July 1, 2028, the Division of Emergency Management shall submit to the House Committee on Environment and the Senate Committee on Natural Resources and Energy the results of the pilot project required under subsection (a) of this section, including:

(1) copies of the EOPs for the two dams;

(2) a summary of the process of developing the EOPs, including whether the Division completed the EOPs with Division staff, contracted with regional planning commissions, or hired other contractors to complete the EOPs;

(3) a summary of who in the area of potential inundation for each dam that the Division or the Division contractor coordinated with in the development of the EOP;

(4) the cost of the EOPs completed under the pilot project;

(5) a summary of early warning and communications systems municipalities may use to communicate recommendations or requests for evacuation, including the best use of the State's VT-Alert system; and

(6) a scope, timeline, and budget for the Division to develop an EOP template or templates and a training on EOP development for municipalities.

(e) As part of the report required under subsection (d) of this section, the Division of Emergency Management shall, based on the results of the pilot project EOPs:

(1) recommend how EOPs should be completed for municipalities downstream of all State or federal dams in Vermont that are high-hazard potential dams and that have a population at risk of 100 or more persons, including:

(A) whether and how to prioritize completion of the EOPs for municipalities downstream of all high-hazard dams with a population at risk of 100 or more persons;

(B) whether the Division of Emergency Management can complete or contract for completion of the EOPs for municipalities downstream of all State or federal dams with a population at risk of 100 or more persons by 2035;

(C) whether the Division of Emergency Management can complete an EOP for municipalities downstream of federal dam or whether the Division may only assist those local entities authorized to complete an EOP under federal law; and

(D) what it would cost for the Division of Emergency Management to complete the EOPs for municipalities downstream of dams with a population at risk of 100 or more persons or what it would cost for the Division to contract with a qualified consultant to complete the EOPs;

(2) recommend how EOPs should be completed for municipalities downstream of high-hazard dams with a population at risk of fewer than 100 persons;

(3) recommend organizations that may assist municipalities in accessing potential funding sources assist in the completion or compliance with an EOP;

(4) recommend how to best educate municipalities and emergency service providers about the need for and importance of EOPs for dams;

(5) recommend whether and how an EOP should identify structures that persons would reasonably be expected to occupy and how to geotag these structures for purposes of inclusion in the VT-Alert system; and

(6) recommend how often exercises should be conducted to validate the EOPs required under subsection (a) of this section and ultimately for all EOPs prepared for dams in the State.

Sec. 3. APPROPRIATIONS

(a) In addition to other funds appropriated to the Department of Public Safety for the Division of Emergency Management in fiscal year 2027, \$250,000.00 is appropriated from the General Fund to the Department for completion by the Division of Emergency Management of the emergency operations plan pilot project required under Sec. 2 of this act.

(b) In addition to other funds appropriated to the Department of Environmental Conservation in fiscal year 2027, \$125,000.00 is appropriated from the General Fund to the Department of Environmental Conservation for the Department's assistance in completing the emergency operations plan pilot project required under Sec. 2 of this act.

Sec. 4. EFFECTIVE DATE

This act shall take effect on passage.

Pending the question, Shall the House concur in the Senate proposal of amendment?, **Rep. Chapin of East Montpelier** moved to concur in the Senate proposal of amendment with a further proposal of amendment thereto in Sec. 2, State of Vermont Emergency Operations Planning Pilot Project; report, in subdivision (b)(1), in the first sentence, after "the Whole Community that would be" and before "if the dam were to fail" by striking out "inundated" and inserting in lieu thereof "affected"

Which was agreed to.

Senate Proposal of Amendment Not Concurred in; Committee of Conference Requested and Appointed

H. 949

The Senate proposed to the House to amend House bill, entitled

An act relating to homestead property tax yields, the nonhomestead property tax rate, and technical changes to education finance

The Senate proposed to the House to amend the bill as follows:

First: By striking out Sec. 1, property dollar equivalent yield, income dollar equivalent yield, and nonhomestead property tax rate for fiscal year 2027, in its entirety and inserting in lieu thereof a new Sec. 1 to read as follows:

Sec. 1. PROPERTY DOLLAR EQUIVALENT YIELD, INCOME DOLLAR EQUIVALENT YIELD, AND NONHOMESTEAD PROPERTY TAX RATE FOR FISCAL YEAR 2027

For fiscal year 2027 only:

(1) Pursuant to 32 V.S.A. § 5402b(b), the property dollar equivalent yield shall be \$9,395.00.

(2) Pursuant to 32 V.S.A. § 5402b(b), the income dollar equivalent yield shall be \$12,942.00.

(3) Notwithstanding 32 V.S.A. § 5402(a)(1) and any other provision of law to the contrary, the nonhomestead property tax rate shall be \$1.648 per \$100.00 of equalized education property value.

Second: By striking out Sec. 2, Education Fund reserve; property tax rate offset, in its entirety and inserting in lieu thereof two new sections to be Secs. 2 and 2a to read as follows:

Sec. 2. 16 V.S.A. § 4001 is amended to read:

§ 4001. DEFINITIONS

As used in this chapter:

* * *

(6) “Education spending” means the amount of the school district budget, any assessment for a joint contract school, career technical center payments made on behalf of the district under subsection 1561(b) of this title, and any amount added to pay a deficit pursuant to 24 V.S.A. § 1523(b) that is paid for by the school district, but excluding any portion of the school budget paid for from any other sources such as endowments, parental fundraising, federal funds, nongovernmental grants, or other State funds such as special education funds paid under chapter 101 of this title.

(A) [Repealed.]

(B) ~~For all bonds approved by voters prior to July 1, 2024, voter-approved~~ Voter-approved bond payments toward principal and interest shall not be included in “education spending” for purposes of calculating excess spending pursuant to 32 V.S.A. § 5401(12).

* * *

Sec. 2a. 32 V.S.A. § 5401 is amended to read:

§ 5401. DEFINITIONS

As used in this chapter:

* * *

(12) “Excess spending” means:

(A) The per pupil spending amount of the district’s education spending, as defined in 16 V.S.A. § 4001(6), plus any amount required to be added from a capital construction reserve fund under 24 V.S.A. § 2804(b).

(B) In excess of ~~118~~ 112 percent of the statewide average district per pupil education spending increased by inflation, as determined by the Secretary of Education on or before November 15 of each year based on the passed budgets to date. As used in this subdivision (B), “increased by inflation” means increasing the statewide average district per pupil education spending for fiscal year 2025 by the most recent New England Economic Project cumulative price index, as of November 15, for state and local government purchases of goods and services, from fiscal year 2025 through the fiscal year for which the amount is being determined.

(C) A school district’s excess spending shall be zero if any of the following conditions are met:

(i) the district’s education spending is not greater than the district’s educating spending for the preceding school year;

(ii) the district’s per pupil education spending is not greater than the district’s per pupil education spending for the preceding school year; or

(iii) the Secretary of Education, with the advice of three business managers and three superintendents selected by the Secretary, determines that the increase in the district’s per pupil education spending above the excess spending threshold was for good cause or beyond the district’s control, such as due to emergency capital expenditures or substantial loss of pupils or offsetting revenues.

* * *

Third: By striking out Sec. 6, effective date, in its entirety and inserting in lieu thereof five new sections to be Secs. 6–10 to read as follows:

Sec. 6. 32 V.S.A. § 6066(b) is amended to read:

(b)(1) An eligible claimant who rented the homestead shall be entitled to a credit for the taxable year in an amount not to exceed ~~\$2,500.00~~ \$3,250.00, to be calculated as follows:

(A) If the claimant’s income is less than or equal to the extremely low-income limit, the claimant shall be entitled to a credit in the amount of ~~40~~ 12.5 percent of fair market rent.

(B) If the claimant's income is greater than the extremely low-income limit but less than or equal to the very low-income limit, the claimant shall be entitled to a percentage of the credit that is proportional to the claimant's income that is less than the very low-income limit, determined by:

(i) subtracting the claimant's income from the very low-income limit;

(ii) dividing the value under subdivision (i) of this subdivision (1)(B) by the difference between the extremely low-income limit and the very low-income limit; and

(iii) multiplying the value under subdivision (ii) of this subdivision (1)(B) by ~~40~~ 12.5 percent of fair market rent.

(C) If the claimant's income is greater than the very low-income limit, the claimant shall not be entitled to a renter credit.

(D) A claimant who is eligible for a renter credit, including pursuant to this subsection (b), and who receives a rental subsidy shall be entitled to a credit in the amount of ~~40~~ 12.5 percent of gross rent paid.

(E) A renter credit shall be prorated by the number of calendar months in the taxable year during which the claimant rented the homestead, except for a credit based on gross rent paid under subdivision (D) of this subdivision (b)(1), and by the portion of the principal dwelling used for business purposes, if the portion used for business purposes includes more than 25 percent of the floor space of the dwelling.

(2) The Commissioner shall calculate the credit under subdivision (1) of this subsection (b) using the fair market rent corresponding to a number of bedrooms equal to the number of personal exemptions allowed under subdivision 5811(21)(C) of this title for the taxable year, provided that for claimants who resided with any person who was neither the claimant's dependent nor jointly filing spouse at any time during the taxable year, the Commissioner shall reduce the credit by 50 percent.

Sec. 7. 32 V.S.A. § 6067 is amended to read:

§ 6067. CREDIT LIMITATIONS

Only one individual per household per taxable year shall be entitled to a property tax credit under this chapter. An individual who received a homestead exemption or credit with respect to property taxes assessed by another state for the taxable year shall not be entitled to receive a credit under this chapter. No taxpayer shall receive a renter credit under subsection 6066(b) of this title in excess of ~~\$2,500.00~~ \$3,250.00. No taxpayer shall receive a property tax credit under subdivision 6066(a)(3) of this title greater

than \$2,400.00 or cumulative credit under subdivisions ~~6066(a)(1)-(2)~~ 6066(a)(1), (2), and (4) of this title greater than \$5,600.00.

Sec. 8. 32 V.S.A. § 6066(b) is amended to read:

(b)(1) An eligible claimant who rented the homestead shall be entitled to a credit for the taxable year in an amount not to exceed ~~\$3,250.00~~ \$2,500.00, to be calculated as follows:

(A) If the claimant's income is less than or equal to the extremely low-income limit, the claimant shall be entitled to a credit in the amount of ~~12.5~~ 10 percent of fair market rent.

(B) If the claimant's income is greater than the extremely low-income limit but less than or equal to the very low-income limit, the claimant shall be entitled to a percentage of the credit that is proportional to the claimant's income that is less than the very low-income limit, determined by:

(i) subtracting the claimant's income from the very low-income limit;

(ii) dividing the value under subdivision (i) of this subdivision (1)(B) by the difference between the extremely low-income limit and the very low-income limit; and

(iii) multiplying the value under subdivision (ii) of this subdivision (1)(B) by ~~12.5~~ 10 percent of fair market rent.

(C) If the claimant's income is greater than the very low-income limit, the claimant shall not be entitled to a renter credit.

(D) A claimant who is eligible for a renter credit, including pursuant to this subsection (b), and who receives a rental subsidy shall be entitled to a credit in the amount of ~~12.5~~ 10 percent of gross rent paid.

(E) A renter credit shall be prorated by the number of calendar months in the taxable year during which the claimant rented the homestead, except for a credit based on gross rent paid under subdivision (D) of this subdivision (b)(1), and by the portion of the principal dwelling used for business purposes, if the portion used for business purposes includes more than 25 percent of the floor space of the dwelling.

(2) The Commissioner shall calculate the credit under subdivision (1) of this subsection (b) using the fair market rent corresponding to a number of bedrooms equal to the number of personal exemptions allowed under subdivision 5811(21)(C) of this title for the taxable year, provided that for claimants who resided with any person who was neither the claimant's

dependent nor jointly filing spouse at any time during the taxable year, the Commissioner shall reduce the credit by 50 percent.

Sec. 9. 32 V.S.A. § 6067 is amended to read:

§ 6067. CREDIT LIMITATIONS

Only one individual per household per taxable year shall be entitled to a property tax credit under this chapter. An individual who received a homestead exemption or credit with respect to property taxes assessed by another state for the taxable year shall not be entitled to receive a credit under this chapter. No taxpayer shall receive a renter credit under subsection 6066(b) of this title in excess of ~~\$3,250.00~~ \$2,500.00. No taxpayer shall receive a property tax credit under subdivision 6066(a)(3) of this title greater than \$2,400.00 or cumulative credit under subdivisions 6066(a)(1), (2), and (4) of this title greater than \$5,600.00.

Sec. 10. EFFECTIVE DATES

(a) This section and Secs. 1 (yields), 3 (statewide adjustment correction), 4 (Barre TIF overpayment refund), and 5 (census grant inflator) shall take effect on July 1, 2026.

(b) Secs. 6 (renter credit expansion) and 7 (renter credit cap increase) shall take effect on July 1, 2026, and apply to claim year 2027.

(c) Secs. 2 (exclusion of capital indebtedness from excess spending) and 2a (excess spending threshold) shall take effect on July 1, 2027.

(d) Secs. 8 (renter credit narrowing) and 9 (renter credit cap reduction) shall take effect on July 1, 2027, and apply to claim years 2028 and after.

Pending the question, Shall the House concur in the Senate proposal of amendment?, **Rep. Kornheiser of Brattleboro** moved that the House refuse to concur and ask for a Committee of Conference, which was agreed to, and the Speaker appointed as members of the Committee of Conference on the part of the House:

Rep. Kornheiser of Brattleboro

Rep. Kimbell of Woodstock

Rep. Feltus of Lyndon

Adjournment

At six o'clock and thirty-three minutes in the evening, on motion of **Rep. McCoy of Poultney**, the House adjourned until tomorrow at one o'clock in the afternoon.