



Vermont 2023 End of Legislative Session Report

CAI's Government and Public Affairs team actively advocated on behalf of the [approximately 150,000 Vermonters living in 46,000 homes in roughly 2,000 community associations across the Green Mountain State](#) during the 2023 state legislative session. The primary focus of advocacy efforts in Montpelier this year was S 100, Vermont's comprehensive housing bill. Below is a brief overview from the 2023 Vermont General Assembly:

S 100 An act relating to housing opportunities made for everyone- This bill is a comprehensive housing bill, drafted and amended by both the House and the Senate with the intent of increasing new development, and increasing access to housing for low and moderate-income households. However, while the bill's goals are lofty, there will be an impact on Vermont community associations; under this bill, covenants added after July 1, 2023 8 (b) Deed restrictions or covenants added after July 1, 2023 are not valid if they require a minimum dwelling unit size on a lot, or more than one parking space per dwelling unit if the property is located in an area served by municipal sewer and water. Additionally, covenants added after July 1, 2023 cannot require more than 1.5 parking spaces for duplexes and multi-unit dwellings in areas not served by municipal sewer and water and in areas that are located more than one-quarter mile away from public parking. Parking is to be rounded up to the nearest whole number when calculating the total number of spaces.

CAI advocated for the removal of this language during the bill's discussion in the House, as Vermont law ALREADY does now allow covenants added after March 1, 2021 to effectively prohibit land development.

Status: PASSED, awaiting Governor's signature. Majority of legislation is effective July 1, 2023, certain sections effective December 1, 2024 and section concerning lead inspector requirements for certain rental units is effective upon Governor's signature.

For more information on CAI's activities and community association legislation in Vermont, visit <https://www.caionline.org/Advocacy/LegalArena/Laws/Pages/VT.aspx>.



Your Assistance is Needed

CAI relies on outside resources such as professional lobbying as a vital and integral part of the legislative process. The volunteers who advocate – including homeowner leaders, community managers, and business partners – greatly rely on contributions from management companies and business partners in addition to individuals to continue their important efforts in the legislature. CAI needs your financial support to bolster their advocacy activities in 2023 and beyond. We encourage donations from Vermont community associations, business partners, and individuals. Please visit www.caionline.org/lacdonate/ and donate to “Issues Advancement Fund” to support our continued efforts.

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador and help shape legislation in your state!

Vermont Contact Information

- Visit <https://www.caionline.org/Advocacy/LAC/VT/Pages/default.aspx>
- Contact CAI’s Government and Public Affairs Team at government@caionline.org
- To find the chapter nearest you, please call (888) 224-4321.