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H.59

Introduced by Representatives Ram of Burlington, Buxton of Royalton,  
Christie of Hartford, Davis of Washington, Edwards of  
Brattleboro, Fisher of Lincoln, Font-Russell of Rutland City,  
Larson of Burlington, Moran of Wardsboro, Munger of South  
Burlington, Pearson of Burlington, Savage of Swanton, Shand  
of Weathersfield, Weston of Burlington and Yantachka of  
Charlotte

Referred to Committee on

Date:

Subject: Discrimination; public accommodations; unfair housing practices

Statement of purpose: This bill proposes to prohibit discrimination in land use  
decisions or the permitting of developments because a proposed development  
contains affordable housing units.

An act relating to unfair housing practices

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

~~Sec. 1. 9 V.S.A. § 4503 is amended to read:~~

~~§ 4503. UNFAIR HOUSING PRACTICES~~

~~(a) It shall be unlawful for any person:~~

~~\* \* \*~~

1 ~~(12) To discriminate in land use decisions or in the permitting of a~~  
2 ~~housing development based on race, sex, sexual orientation, gender identity,~~  
3 ~~age, marital status, religious creed, color, national origin, or handicap of a~~  
4 ~~person, or, except as otherwise provided by law, the fact that a development~~  
5 ~~contains affordable housing units for families or individuals with incomes~~  
6 ~~below 80 percent of the area median income.~~

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~~\*\*\*~~

*Sec. 1. 9 V.S.A. § 4503 is amended to read:*

*§ 4503. UNFAIR HOUSING PRACTICES*

*(a) It shall be unlawful for any person:*

*\*\*\**

*(12) To discriminate in land use decisions or in the permitting of  
housing because of race, sex, sexual orientation, gender identity, age, marital  
status, religious creed, color, national origin, disability, the presence of one or  
more minor children, or receipt of public assistance, or, except as otherwise  
provided by law, the fact that the housing contains affordable housing units for  
families or individuals with incomes at or below 80 percent of the area median  
income.*

*\*\*\**

*Sec. 2. 24 V.S.A. § 4412 is amended to read:*

*§ 4412. REQUIRED PROVISIONS AND PROHIBITED EFFECTS*

*Notwithstanding any existing bylaw, the following land development provisions shall apply in every municipality:*

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

*(A) No bylaw, nor its application by an appropriate municipal panel under this chapter, shall have the effect of excluding housing that meets the needs of the population as determined in the housing element of its municipal plan as required under subdivision 4382(a)(10) of this title, or discriminating in the permitting of housing as specified in 9 V.S.A. § 4503.*

\* \* \*