



VERMONT LEGISLATIVE  
**Joint Fiscal Office**

1 Baldwin Street • Montpelier, VT 05633-5701 • (802) 828-2295 • <https://jfo.vermont.gov>

**Fiscal Note**

May 18, 2022

Patrick Titterton, Fiscal Analyst

**S.210 (Act 181) – An act relating to rental housing health and safety, As Passed by the General Assembly**

<https://legislature.vermont.gov/Documents/2022/Docs/ACTS/ACT181/ACT181%20As%20Enacted.pdf>

**Bill Summary**

**T**his bill includes numerous provisions relating to rental housing.<sup>1</sup> The bill would authorize five (5.0) new full-time classified positions within the Department of Public Safety (DPS) to perform rental housing inspections. The bill contains FY 2022 ARPA SFR appropriations of \$400,000 to DPS to cover initial costs for the new inspector positions.

The bill would also require DHCD to establish a VT Rental Housing Investment Program (VRHIP) to provide funding to landlords in order to rehabilitate and weatherize eligible rental housing. This program is funded with \$20.0 million in FY 2022 in ARPA SFR funds.

**Fiscal Summary**

The bill contains appropriations of ARPA SFR dollars totaling \$20,400,000 in FY 2022.

**Appropriations included in S.210**

<b>Appropriation recipient</b>	<b>Detail</b>	<b>Source of funds</b>	<b>FY22</b>
DFS (sec. 15)	For one time startup funding for inspector positions	ARPA SFR	\$400,000
DHCD VRHIP (sec. 15)	For the establishment of the VT Rental Housing Investment Program (VRHIP)	ARPA SFR	\$20,000,000
<b>Total Appropriations</b>			<b>\$20,400,000</b>

**Fiscal Provisions**

**Department of Public Safety Appropriations**

The Division of Fire Safety (DFS), a part of the Dept. of Public Safety (DPS), would gain authority to inspect

<sup>1</sup> This bill summary describes provisions that are estimated to have an impact on the revenues and/or expenditures of the state but is not meant to be a full summary of all provisions in the bill.

“rental housing” as defined in 9 V.S.A. §4451 and “short-term rental housing” as defined in 18 V.S.A. §4301. Five new full-time positions would be authorized to perform inspections. The bill would appropriate \$400,000 of funding from the ARPA SFR funds in FY 2022 to fund initial hiring of some of the new positions at DPS. The bill would authorize DPS to hire additional positions as funds are made available. DPS has estimated that the full annualized cost for all five new positions would be approximately \$550,000.

### **VT Rental Housing Investment Program**

The bill would direct DHCD to establish a rental housing investment program. In FY22, \$20,000,000 is appropriated to DHCD to implement this program using ARPA funds. Funds would go to statewide or regional non-profit housing organizations to be passed on as grants or forgivable loans to owners of eligible rental units for rehabilitation and weatherization expenses. Grants or loans shall not exceed \$50,000 per unit, and landlords shall contribute matching funds or in-kind services that are at least equal to 20 percent of the loan or grant. The bill authorizes DHCD to use up to \$1,000,000 to facilitate a statewide education and navigation system to assist homeowners with designing, financing, permitting, and constructing accessory dwelling units.