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H.111

Introduced by Representatives Sims of Craftsbury, Harrison of Chittenden,
Andrews of Westford, Andriano of Orwell, Anthony of Barre
City, Beck of St. Johnsbury, Birong of Vergennes, Bos-Lun of
Westminster, Boyden of Cambridge, Branagan of Georgia,
Burrows of West Windsor, Buss of Woodstock, Campbell of St.
Johnsbury, Clifford of Rutland City, Cole of Hartford, Cordes
of Lincoln, Demrow of Corinth, Donahue of Northfield,
Donnally of Hyde Park, Elder of Starksboro, Farlice-Rubio of
Barnet, Galfetti of Barre Town, Graning of Jericho, Gregoire of
Fairfield, Hango of Berkshire, Jerome of Brandon, Labor of
Morgan, Lalley of Shelburne, Leavitt of Grand Isle, Lipsky of
Stowe, Maguire of Rutland City, McCann of Montpelier,
McGill of Bridport, Morgan, M. of Milton, Mrowicki of Putney,
Nicoll of Ludlow, Noyes of Wolcott, O'Brien of Tunbridge,
Pajala of Londonderry, Patt of Worcester, Roberts of Halifax,
Smith of Derby, Surprenant of Barnard, Taylor of Milton,
Templeman of Brownington, Torre of Moretown, Troiano of
Stannard, White of Bethel, Williams of Barre City, and
Williams of Granby

1 Referred to Committee on
2 Date:
3 Subject: Housing; land use; municipal zoning; rental housing
4 Statement of purpose of bill as introduced: This bill proposes to make multiple
5 changes related to housing investment and regulatory reform. It would amend
6 the Vermont Rental Housing Improvement Program to expand eligible uses of
7 funds and provide additional funding, amend the Missing Middle-Income
8 Homeownership Development Pilot Program to expand geographic distribution
9 of funds and provide additional funding, and create the Middle-Income Rental
10 Housing Revolving Loan Program and a revolving loan fund to provide
11 subsidized loans for rental housing developments that serve middle-income
12 households. The bill would also amend the Municipal Bylaw Modernization
13 Grant Program to exempt municipalities with populations of less than 1,500
14 persons from the grant requirement to implement the complete streets
15 principals. It would appropriate funds to the Municipal Planning Grants with a
16 portion of the grants reserved for municipalities that do not yet have a
17 municipal plan or do not yet have zoning bylaws. The bill proposes to hire
18 Housing Resource Navigators at the Vermont Association of Planning and
19 Development Agencies for use by the regional planning commissions. It
20 would exempt housing projects in downtowns and village centers with zoning
21 from needing an Act 250 permit. It would remove the ability of 10 residents or

1 property owners to appeal municipal zoning decisions. It would allow towns
2 to register with Agency of Natural Resources (ANR) to issue authorizations for
3 wastewater permits, in lieu of the ANR permit. It would not require mitigation
4 of primary agricultural soils under Act 250 for an alternative or community
5 wastewater system that will serve development within a designated area.

6 An act relating to workforce housing

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

8 * * * Vermont Rental Housing Improvement Program * * *

9 Sec. 1. 10 V.S.A. § 699 is amended to read:

10 § 699. VERMONT RENTAL HOUSING IMPROVEMENT PROGRAM

11 (a) Creation of Program.

12 (1) The Department of Housing and Community Development shall
13 design and implement the Vermont Rental Housing Improvement Program,
14 through which the Department shall award funding to statewide or regional
15 nonprofit housing organizations, or both, to provide competitive grants and
16 forgivable loans to private landlords for the rehabilitation, including
17 weatherization, of eligible rental housing units.

18 (2) The Department shall develop statewide standards for the Program,
19 including factors that partner organizations shall use to evaluate applications
20 and award grants and forgivable loans.

1 (b) Eligible rental housing units. The following units are eligible for a
2 grant or forgivable loan through the Program:

3 (1) ~~Non-code-compliant~~ Non-code-compliant. The unit does not comply
4 with the requirements of applicable building, housing, or health laws and:

5 (A) the unit has been unoccupied for not less than 90 days prior to the
6 date of application; or

7 (B) the landlord agrees to antidisplacement measures developed by
8 the Department.

9 (2) New accessory dwelling unit. The unit will be a newly created
10 accessory dwelling unit that meets the requirements of 24 V.S.A. § 4412(1)(E).
11 The unit may be created within an existing structure or may be a new, or part
12 of a new, structure built on the existing parcel.

13 (3) New dwelling unit. The unit will be a newly created dwelling unit.
14 The unit may be created within an existing structure or may be a new, or part
15 of a new, structure built on an existing parcel.

16 (c) Administration.

17 (1) The Department shall require a housing organization that receives
18 funding under the Program to adopt:

19 ~~(1)~~(A) a standard application form that describes the application
20 process and includes instructions and examples to help landlords apply;

1 ~~(2)~~(B) an award process that ensures equitable selection of landlords,
2 subject to a housing organization's exercise of discretion based on the factors
3 adopted by the Department pursuant to subsection (a) of this section; and

4 ~~(3)~~(C) a grant and loan management system that ensures
5 accountability for funds awarded.

6 (2) A housing organization that receives funding under the Program may
7 use a portion of the funding for reasonable administrative expenses, as
8 determined by the Department.

9 (d) General Program requirements ~~applicable to grants and forgivable~~
10 ~~loans.~~

11 (1) A grant or loan shall not exceed \$50,000.00 per unit. In determining
12 the amount of a grant or loan, a housing organization shall consider the number
13 of bedrooms in the unit and whether the unit is being rehabilitated or newly
14 created.

15 (2) A landlord shall contribute matching funds or in-kind services that
16 equal or exceed 20 percent of the value of the grant or loan.

17 (3) A project may include a weatherization component.

18 (4) A project shall comply with applicable building, housing, and health
19 laws.

1 (5) The terms and conditions of a grant or loan agreement apply to the
2 original recipient and to a successor in interest for the period the grant or loan
3 agreement is in effect.

4 (6) The identity of a recipient and the amount of a grant or forgivable
5 loan are public records that shall be available for public copying and inspection
6 ~~and the Department shall publish this information at least quarterly on its~~
7 ~~website.~~

8 (7) A landlord shall not offer a unit assisted through the Program as a
9 short-term rental as defined in 18 V.S.A. § 4301.

10 (8)(A) In a project with multiple new dwelling units, not more than five
11 units are eligible for Program funding.

12 (B) The Department may adopt additional Program parameters to
13 ensure a wide distribution of units among developers and geographic areas.

14 (9) The Department or housing organization shall use amounts that are
15 repaid or recaptured to provide additional grants or loans under the Program.

16 (e) Program requirements applicable to grants for new or non-code-
17 compliant units. For a grant awarded under subdivision (b)(1) or (b)(3) of this
18 section for a unit that is ~~non-code-compliant~~ non-code-compliant or a new
19 dwelling unit, the following requirements apply for a minimum period of five
20 years:

1 (1)(A) A landlord shall coordinate with nonprofit housing partners ~~and,~~
2 local coordinated entry organizations, or other similar organizations as
3 determined by the Department to identify potential tenants qualifying
4 households.

5 (B) As used in this subsection (e), “qualifying household” means a
6 household that is:

7 (i) exiting homelessness or in need of resettlement; and

8 (ii) referred by a local coordinated entry organization, refugee
9 resettlement program, or another similar organization or program approved by
10 the Department.

11 (2)(A) Except as provided in subdivision (2)(B) of this subsection (e), a
12 landlord shall lease the unit to a qualifying household ~~that is exiting~~
13 ~~homelessness or actively working with an immigrant or refugee resettlement~~
14 ~~program.~~

15 (B) ~~If, upon petition of the landlord, the Department or the housing~~
16 ~~partner or organization that issued the grant determines that a~~ qualifying
17 household ~~exiting homelessness~~ is not available to lease the unit, then the
18 landlord shall lease the unit:

19 (i) ~~to a household with an income equal to or less than 80 percent~~
20 ~~of area median income; or~~

1 ~~(ii) if such a household is unavailable, to another household with~~
2 ~~the approval of the Department or housing organization~~ at or below the
3 applicable fair market rent, including utilities not covered by rent payments, as
4 established by the U.S. Department of Housing and Urban Development.

5 ~~(3)(A)(C)~~ A landlord shall accept any housing vouchers that are
6 available to pay all, or a portion of, the tenant's rent and utilities.

7 ~~(B) If no housing voucher or federal or State subsidy is available, the~~
8 ~~total cost of rent for the unit, including utilities not covered by rent payments,~~
9 ~~shall not exceed the applicable fair market rent established by the Department~~
10 ~~of Housing and Urban Development.~~

11 ~~(4)(A) A landlord may convert a grant to a forgivable loan upon approval~~
12 ~~of the Department and the housing organization that approved the grant.~~

13 ~~(B) A landlord who converts a grant to a forgivable loan shall receive~~
14 ~~a 10 percent credit for loan forgiveness for each year in which the landlord~~
15 ~~participates in the grant program.~~

16 (f) Requirements applicable to forgivable loans for new or non-code-
17 compliant units. For a forgivable loan awarded under subdivision (b)(1) or
18 (b)(3) of this section for a unit that is ~~non-code-compliant~~ new or non-code-
19 compliant, the following requirements apply for a minimum period of 10
20 years:

1 (1)(A) A landlord shall accept any housing vouchers that are available to
2 pay all, or a portion of, the tenant's rent and utilities.

3 (B) If no housing voucher or federal or State subsidy is available, the
4 cost of rent for the unit, including utilities not covered by rent payments, shall
5 not exceed the applicable fair market rent established by the Department of
6 Housing and Urban Development.

7 (2) The Department shall forgive 10 percent of the amount of a
8 forgivable loan for each year a landlord participates in the loan program.

9 (g) Requirements for an accessory dwelling unit.

10 ~~(4)~~ For a grant or forgivable loan awarded under subdivision (b)(2) of
11 this section for a unit that is a new accessory dwelling unit, for a minimum
12 period of five years, the total cost of rent for the unit, including utilities not
13 covered by rent payments, shall not exceed the applicable fair market rent
14 established by the Department of Housing and Urban Development.

15 ~~(2) A landlord shall not offer an accessory dwelling unit created through~~
16 ~~the Program as a short term rental, as defined in 18 V.S.A. § 4301.~~

17 (h) Lien priority. A lien for a grant converted to a loan or for a forgivable
18 loan issued pursuant to this section is subordinate to:

19 (1) a lien on the property in existence at the time the lien for
20 rehabilitation and weatherization of the rental housing unit is filed in the land
21 records; and

1 (2) a first mortgage on the property that is refinanced and recorded after
2 the lien for rehabilitation and weatherization of the rental housing unit is filed
3 in the land records.

4 (i) Loan conversion.

5 (1) A landlord may convert a grant to a forgivable loan upon approval of
6 the Department and the housing organization that approved the grant.

7 (2) A landlord who converts a grant to a forgivable loan shall receive a
8 10-percent credit for loan forgiveness for each year in which the landlord
9 participates in the grant program.

10 Sec. 2. VHIP; APPROPRIATION

11 In fiscal year 2024, the amount of \$15,000,000.00 is appropriated from the
12 General Fund to the Department of Housing and Community Development for
13 the Vermont Rental Housing Improvement Program.

14 * * * Missing Middle-Income Homeownership

15 Development Pilot Program * * *

16 Sec. 3. 2022 Acts and Resolves No. 182, Sec. 11 is amended to read:

17 Sec. 11. MISSING MIDDLE-INCOME HOMEOWNERSHIP

18 DEVELOPMENT PILOT PROGRAM

19 (a) The following amounts are appropriated from the America Rescue Plan
20 Act (ARPA) – Coronavirus State Fiscal Recovery Funds to the Department of
21 Housing and Community Development to grant to the Vermont Housing

1 Finance Agency to establish the Missing Middle-Income Homeownership

2 Development Pilot Program:

3 (1) \$5,000,000.00 in fiscal year 2022; and

4 (2) \$10,000,000.00 in fiscal year 2023.

5 (b) As used in this section:

6 (1) “Affordable owner-occupied housing” means owner-occupied
7 housing identified in 26 U.S.C. § 143(c)(1) or that qualifies under Vermont
8 Housing Finance Agency criteria governing owner-occupied housing.

9 (2) “Income-eligible homebuyer” means a Vermont household with
10 annual income that does not exceed 120 percent of area median income.

11 (c) The Agency shall use the funds appropriated in this section to provide
12 subsidies for new construction or acquisition and substantial rehabilitation of
13 affordable owner-occupied housing for purchase by income-eligible
14 homebuyers.

15 (d) The total amount of subsidies for a project shall not exceed 35 percent
16 of eligible development costs, as determined by the Agency, which the Agency
17 may allocate consistent with the following:

18 (1) Developer subsidy. The Agency may provide a direct subsidy to the
19 developer, which shall not exceed the difference between the cost of
20 development and the market value of the home as completed.

1 (2) Affordability subsidy. Of any remaining amounts available for the
2 project after the developer subsidy, the Agency may provide a subsidy for the
3 benefit of the homebuyer to reduce the cost of purchasing the home, provided
4 that:

5 (A) the Agency includes conditions in the subsidy, or uses another
6 legal mechanism, to ensure that, to the extent the home value has risen, the
7 amount of the subsidy remains with the home to offset the cost to future
8 homebuyers; or

9 (B) the subsidy is subject to a housing subsidy covenant, as defined
10 in 27 V.S.A. § 610, that preserves the affordability of the home for a period of
11 99 years or longer.

12 (3) Allocation. The Agency shall allocate not less than 33 percent of the
13 funds available through the Program to projects that include a housing subsidy
14 covenant consistent with subdivision (2)(B) of this subsection.

15 (e) The Agency shall adopt a Program plan that establishes application and
16 selection criteria, including:

17 (1) project location;

18 (2) geographic distribution, including in communities that score 50 or
19 higher on the Vermont Underserved Communities Index developed by the
20 Agency of Administration;

21 (3) leveraging of other programs;

- 1 (4) housing market needs;
- 2 (5) project characteristics, including whether the project includes the use
- 3 of existing housing as part of a community revitalization plan;
- 4 (6) construction standards, including considerations for size;
- 5 (7) priority for plans with deeper affordability and longer duration of
- 6 affordability requirements;
- 7 (8) sponsor characteristics;
- 8 (9) energy efficiency of the development; and
- 9 (10) historic nature of the project.

10 (f)(1) When designing and implementing the Program, the Agency shall
11 consult experts in the field and stakeholders to inform the design of the
12 Program.

13 (2) The Program shall include a streamlined and minimal application
14 process for applicants to apply.

15 (3) The Program design shall establish:

16 (A) an outreach and education plan including specific tactics to reach
17 and support eligible applicants, especially those from underserved regions or
18 sectors; and

19 (B) an equitable system for distributing grants statewide on the basis
20 of need according to a system of priorities, including:

21 (i) geographic location;

1 (ii) community size; and

2 (iii) whether an application has already received a grant or is from
3 an applicant in a community that has already received Program funding.

4 (4) The Agency shall use its best efforts to ensure:

5 (A) that grant funds awarded are targeted to the geographic
6 communities or regions with the most pressing economic and employment
7 needs; and

8 (B) that the allocation of grant funds provides equitable access to the
9 benefits to all eligible geographical areas.

10 (g) The Agency may assign its rights under any investment or subsidy made
11 under this section to the Vermont Housing and Conservation Board or any
12 State agency or nonprofit organization qualifying under 26 U.S.C. § 501(c)(3),
13 provided such assignee acknowledges and agrees to comply with the
14 provisions of this section.

15 ~~(g)~~(h) The Agency shall ensure that initial investments made under this
16 Program are obligated by December 31, 2024 and expended by December 31,
17 2026.

18 ~~(h)~~(i) The Department shall report to the House Committee on General and
19 Housing, Housing, and Military Affairs and Senate Committee on Economic
20 Development, Housing and General Affairs on the status of the Program
21 annually, on or before January 15, through 2027.

1 Sec. 4. MISSING MIDDLE-INCOME HOMEOWNERSHIP

2 DEVELOPMENT PILOT PROGRAM; APPROPRIATION

3 In fiscal year 2024, the amount of \$10,000,000.00 is appropriated from the
4 General Fund to the Vermont Housing Finance Agency to provide funding
5 through the Missing Middle-Income Homeownership Development Pilot
6 Program.

7 * * * Middle-Income Rental Housing Revolving Loan Program * * *

8 Sec. 5. 10 V.S.A. § 629 is added to read:

9 § 629. MIDDLE-INCOME RENTAL HOUSING REVOLVING LOAN

10 PROGRAM

11 (a) Creation; administration. The Agency shall design and implement the
12 Middle-Income Rental Housing Revolving Loan Program and shall create and
13 administer a revolving loan fund to provide subsidized loans for rental housing
14 developments that serve middle-income households.

15 (b) Loans; eligibility; criteria.

16 (1) The Agency shall adopt processes, procedures, and guidelines to
17 implement the Program consistent with this section, including a simple
18 application process that is accessible to small developers, builders, and
19 contractors.

20 (2) To be eligible for a subsidized loan through the Program, a project
21 shall create two or more new rental housing units, which may include market

1 rate and affordable units, provided that at least 25 percent of the units in the
2 project are affordable to a household earning between 65 and 120 percent of
3 the applicable area median income. Projects may include new construction,
4 acquisition with substantial rehabilitation, and preservation of naturally
5 occurring affordable housing.

6 (3) A loan is available only for the costs of the project allocable to the
7 affordable units.

8 (4) The Agency shall calculate the maximum amount of a loan, which
9 shall not exceed the lesser of:

10 (A) 35 percent of the costs of the project allocable to the affordable
11 units; or

12 (B) the following amounts based on area median income bands:

13 (i) \$125,000.00 per unit for each unit that is affordable to a
14 household earning between 65 and 80 percent of area median income; and

15 (ii) \$100,000.00 per unit for each unit that is affordable to a
16 household earning between 81 and 120 percent of area median income.

17 (5) The Agency shall determine the term and interest rate of a loan. The
18 Agency may adopt one or more mechanisms to provide an enhanced subsidy to
19 incentivize projects, including:

20 (A) a lower interest rate;

21 (B) an interest-only option with deferred principal repayment; and

1 (C) partial loan forgiveness.

2 (6) The Agency shall adopt a Program plan that allows for an enhanced
3 subsidy for a project that meets one or more of the following:

4 (A) The project receives five percent or more of the total funding
5 from an employer or employer-capitalized loan or grant.

6 (B) The project receives five percent or more of the total funding
7 from a municipal or regional housing fund, local or State fiscal recovery fund,
8 or other form of direct government affordable housing investment.

9 (C) The project utilizes tax-exempt bond funding or federal low-
10 income housing tax credits for at least 20 percent of the project's total units.

11 (D) The project is small in scale and provides infill development
12 within a historic settlement pattern.

13 (E) The project is located in an underserved rural community that
14 scores 50 percent or higher on the Vermont Underserved Communities Index
15 developed by the Agency of Administration.

16 (7) The Agency shall use one or more legal mechanisms to ensure that a
17 subsidized unit remains affordable to a household earning the applicable
18 percent of area median income for the longer of seven years or full repayment
19 of the loan.

20 (c) Revolving funds; costs of administration.

1 (f) To receive the grant, the municipality shall:

2 * * *

3 (4) review and modify street standards that implement the complete
4 streets principles as described in 19 V.S.A. § 309d and that are oriented to
5 pedestrians, except municipalities with populations of less than 1,500 persons,
6 which are exempt from this requirement;

7 * * *

8 * * * Grant Appropriation * * *

9 Sec. 8. APPROPRIATION

10 The sum of \$500,000.00 is appropriated in FY24 for Municipal Planning
11 Grants established under 24 V.S.A. § 4306. Municipalities that do not yet
12 have a municipal plan or do not yet have zoning bylaws that apply for the
13 grants shall be given priority.

14 * * * Housing Navigator * * *

15 Sec. 9. HOUSING RESOURCE NAVIGATOR FOR REGIONAL

16 PLANNING COMMISSIONS

17 (a) The Vermont Association of Planning and Development Agencies shall
18 hire Housing Resource Navigators, which shall serve underserved communities
19 by working with municipalities, local housing organizations, and private
20 developers to identify housing opportunities, match communities with funding
21 resources, and provide project management support.

1 use approval under subdivision 4414(3) of this title is within a designated
2 downtown development district, designated growth center, ~~designated Vermont~~
3 neighborhood, designated village center, or designated neighborhood
4 development area seeking conditional use approval will not result in an undue
5 adverse effect on the character of the area affected under subdivision 4414(3)
6 of this title. Other elements of the determination made by the appropriate
7 municipal panel may be appealed.

8 * * * Act 250* * *

9 Sec. 12. 10 V.S.A. § 6001 is amended to read:

10 § 6001. DEFINITIONS

11 * * *

12 (D) The word “development” does not include:

13 * * *

14 (ix) The construction of improvements for a housing project
15 within a designated downtown or village center designated under 24 V.S.A.
16 chapter 76A with permanent zoning and subdivision bylaws.

17 * * *

18 (19)(A) “Subdivision” means each of the following:

19 * * *

1 provided that the municipality documents the following in a form prescribed
2 by the Secretary:

3 (1) The municipality owns or has legal control over connections to a
4 public community water system permitted pursuant to chapter 56 of this title
5 and over connections to a wastewater treatment facility permitted pursuant to
6 chapter 47 of this title.

7 (2) The municipality shall only issue authorizations for:

8 (A) a sanitary sewer service line that connects to the sanitary sewer
9 collection line; and

10 (B) a water service line that connects to the water main.

11 (3) The building or structure authorized under this section connects to
12 both the sanitary sewer collection line and public community water system.

13 (4) The authorizations from the municipality comply with the technical
14 standards for sanitary sewer service lines and water service lines in the
15 Wastewater System and Potable Water Supply Rules.

16 (5) The municipality requires documentation issued by a professional
17 engineer or licensed designer that is filed in the land records that the
18 connection authorized by the municipality was installed in accordance with the
19 technical standards.

20 (6) The municipality requires the retention of plans that show the
21 location and design of authorized connections.

1 (b) The municipality shall notify the Secretary 30 days in advance of
2 terminating any authorization. The municipality shall provide all
3 authorizations and plans to the Secretary as a part of this termination notice.

4 (c) A municipality issuing an authorization under this section shall require
5 the person to whom the authorization is issued to post notice of the
6 authorization as part of the notice required for a permit issued under 24 V.S.A.
7 § 4449 or other bylaw authorized under this chapter.

8 * * * Prime Agricultural Soils * * *

9 Sec. 16. 10 V.S.A. § 6093 is amended to read:

10 § 6093. MITIGATION OF PRIMARY AGRICULTURAL SOILS

11 (a) Mitigation for loss of primary agricultural soils. Suitable mitigation for
12 the conversion of primary agricultural soils necessary to satisfy subdivision
13 6086(a)(9)(B)(iv) of this title shall depend on where the project tract is located.

14 (1) Project located in certain designated areas. This subdivision applies
15 to projects located in the following areas designated under 24 V.S.A. chapter
16 76A: a downtown development district, a growth center, a new town center
17 ~~designated on or before January 1, 2014~~, and a neighborhood development area
18 ~~associated with a designated downtown development district~~. If the project
19 tract is located in one of these designated areas, an applicant who complies
20 with subdivision 6086(a)(9)(B)(iv) of this title shall deposit an offsite
21 mitigation fee into the Vermont Housing and Conservation Trust Fund

1 established under section 312 of this title for the purpose of preserving primary
2 agricultural soils of equal or greater value with the highest priority given to
3 preserving prime agricultural soils as defined by the U.S. Department of
4 Agriculture. Any required offsite mitigation fee shall be derived by:

5 (A) Determining the number of acres of primary agricultural soils
6 affected by the proposed development or subdivision.

7 (B) Multiplying the number of affected acres of primary agricultural
8 soils by a factor resulting in a ratio established as follows:

9 (i) For development or subdivision within a designated area
10 described in this subdivision (a)(1), the ratio shall be 1:1.

11 (ii) For residential construction that has a density of at least eight
12 units of housing per acre, of which at least eight units per acre or at least
13 40 percent of the units, on average, in the entire development or subdivision,
14 whichever is greater, meets the definition of affordable housing established in
15 this chapter, no mitigation shall be required, regardless of location in or outside
16 a designated area described in this subdivision (a)(1). However, all affordable
17 housing units shall be subject to housing subsidy covenants, as defined in
18 27 V.S.A. § 610, that preserve their affordability for a period of 99 years or
19 longer. As used in this section, housing that is rented shall be considered
20 affordable housing when its inhabitants have a gross annual household income
21 that does not exceed 60 percent of the county median income or 60 percent of

1 the standard metropolitan statistical area income if the municipality is located
2 in such an area.

3 (iii) For an alternative or community wastewater system that will
4 serve development within a designated area, no mitigation shall be required.

5 * * *

6 * * * Effective Date * * *

7 Sec. 17. EFFECTIVE DATE

8 This act shall take effect on July 1, 2023.