

Draft revolved clause related to Just Cause Eviction Charter Change:

"Shall the Charter of the City of Burlington, Acts of 1949, No. 298 as amended, be further amended by adopting and adding a new section 48(66) to read as follows: "To provide by ordinance protections for residential rental tenants from eviction without "just cause," where just cause may include, but is not limited to (a) a material breach of a written rental agreement, (b) violation of state statutes regulating tenant obligations in residential rental agreements, (c) non-payment of rent; while just cause may exclude (a) expiration of rental agreements (b) personal disagreements that do not interfere with quiet enjoyment of the property by others or are illegal. The ordinance may also set a ~~maximum~~ rent increase provision with the purpose of preventing de facto evictions. This rent increase provision will take into account reasonableness of the increase, market comparability and increases for property improvements, tax increases, and other external increases beyond the property owner's control. This provision is not intended to control rents or rent increases for the broader residential rental market. This charter amendment shall exclude specialty and transient housing, licensed facilities, hospitals, school dormitories and properties rented to seasonal guests. Further, there will be exemptions from provisions related to expired rental agreements and personal disagreements for owner occupied properties, properties being withdrawn from the rental market, properties where the owner or close family member is intending to move in, properties in need of substantial repair or renovation and in unit rentals and sublets. Additional exclusions and exemptions may be added. The ordinance will not become effective until after one year of occupancy. The ordinance may require that landlords provide notice of just cause and other legal requirements as part of the rental agreement:"

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Sarah Carpenter
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