

**Vermont Legislative Update 2020**  
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This legislative update briefly outlines the laws enacted by the Vermont Legislature impacting real property. The complete text of these and other acts can be found at [www.leg.state.vt.us](http://www.leg.state.vt.us).

**S.333 An act relating to establishing a moratorium on ejection and foreclosure actions during the COVID-19 emergency.**

This Act, stays any pending ejection and foreclosure actions until 30 days after the Governor terminates the State of Emergency declaration relating to the COVID-19 pandemic. A full copy of this Act can be viewed using the following link:

<https://legislature.vermont.gov/Documents/2020/Docs/ACTS/ACT101/ACT101%20As%20Enacted.pdf>

**H.837 An act relating to enhanced life estate deeds**

This Act establishes the requirements and procedures for creating enhanced life estate deeds in Vermont where a Grantor reserves a common law life estate interest in real property while expressly reserving rights such that the deed creates a contingent remainder interest in the Grantee. These Enhanced Life Estate Deeds have been used regularly in Vermont for estate planning purposes. A full copy of this Act can be viewed using the following link:

<https://legislature.vermont.gov/Documents/2020/Docs/BILLS/H-0837/H-0837%20As%20Passed%20by%20Both%20House%20and%20Senate%20Official.pdf>

**H.926 An act relating to changes to Act 250**

This bill makes several amendments to ACT 250, Vermont's Land Use and Development Act, which is designed to mitigate the effects of development through an application process that addresses the environmental and community impacts of projects.

Of particular interest is a change to 10 V.S.A. §6090, which sets forth recording requirements, the duration of a permit and the potential to release property from ACT 250 jurisdiction. A full copy of this Act can be viewed using the following link:

<https://legislature.vermont.gov/Documents/2020/Docs/BILLS/H-0926/H-0926%20As%20passed%20by%20the%20House%20Official.pdf>

**26 V.S.A. Chapter 103 Emergency Administrative Rules for Notaries Public and Remote Notarization.**

As a result of the COVID-19 pandemic, the Vermont Secretary of State issued Emergency Rules Enabling use of Remote Notarization to facilitate notarial acts taking place when the signer of the record and the notary public cannot physically be in the same space. The Emergency Rule and Guidance for Notaries Public on the use of Remote Notarizations can be found at the following links:

<https://sos.vermont.gov/media/byvjsc2a/emergency-rules-remote-notary-final-2020-0324.pdf>  
<https://sos.vermont.gov/media/mixppvqc/emergency-rules-remote-notary-final-2020-0324.pdf>