

ADU Language Changes

(bb) Until July 1, ~~2027~~2029, no permit or permit amendment is required for the construction of improvements for an accessory dwelling unit as defined in ~~24 V.S.A. §§ 4303 and 4412~~10 V.S.A. § 6001(#). Housing units constructed pursuant to this subdivision shall not count towards the total units constructed in other Tier areas.

Sec. X. 10 V.S.A. § 6001(#) is added to ~~read~~:

Commented [A1]: Incorporates the municipal definition/limitations of ADUs into Act 250.

(#) “Accessory dwelling unit” means a distinct unit that is clearly subordinate to a single-family, owner-occupied dwelling and has facilities and provisions for independent living, including sleeping, food preparation and sanitation, provided there is compliance with all of the following:

- (A) the property has sufficient wastewater capacity;
- (B) the unit does not exceed 30 percent of the habitable floor area of the single-family dwelling or 900 square feet, whichever is greater; and
- (C) the unit is located within or appurtenant to a single-family dwelling, whether the dwelling is existing or new construction.