

Vermont

Landlord-Tenant Compliance Guide

Generated: October 01, 2026 • Verified as of: October 01, 2026
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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Vermont. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 15 categories

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1. ABANDONMENT & PERSONAL PROPERTY

- 1. Abandoned Property (9 V.S.A. § 4462)
■ *Legal Reference:* [9 V.S.A. § 4462](#) (click to view statute)
- 2. Determining Abandonment (9 V.S.A. § 4462)
■ *Legal Reference:* [9 V.S.A. § 4462](#) (click to view statute)
- 3. Notice to Abandoned Property (9 V.S.A. § 4462)
■ *Legal Reference:* [9 V.S.A. § 4462](#) (click to view statute)
- 4. Sale of Abandoned Property (9 V.S.A. § 4462)
■ *Legal Reference:* [9 V.S.A. § 4462](#) (click to view statute)

2. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (9 V.S.A. § 4451, § 4457)
■ *Legal Reference:* [9 V.S.A. § 4451, § 4457](#) (click to view statute)
- 2. Written Lease Requirements (9 V.S.A. § 4451(8))
■ *Legal Reference:* [9 V.S.A. § 4451\(8\)](#) (click to view statute)
- 3. Lease Language Requirements (9 V.S.A. § 4454, § 4457(b))
■ *Legal Reference:* [9 V.S.A. § 4454, § 4457\(b\)](#) (click to view statute)
- 4. Lease Addendums (Various 9 V.S.A. § 137 sections)
■ *Legal Reference:* [Various 9 V.S.A. § 137 sections](#) (click to view statute)
- 5. Lease Renewal (9 V.S.A. § 4467)
■ *Legal Reference:* [9 V.S.A. § 4467](#) (click to view statute)
- 6. Lease Termination (9 V.S.A. § 4467(c), (e))
■ *Legal Reference:* [9 V.S.A. § 4467\(c\), \(e\)](#) (click to view statute)
- 7. Early Termination (9 V.S.A. § 4458, § 4456(e))
■ *Legal Reference:* [9 V.S.A. § 4458, § 4456\(e\)](#) (click to view statute)

3. ENTRY & ACCESS

- 1. Landlord Entry Notice (9 V.S.A. § 4460(a), (b))
■ Legal Reference: [9 V.S.A. § 4460\(a\), \(b\)](#) (click to view statute)
- 2. Emergency Entry (9 V.S.A. § 4460(c))
■ Legal Reference: [9 V.S.A. § 4460\(c\)](#) (click to view statute)
- 3. Entry During Tenant Absence (9 V.S.A. § 4460)
■ Legal Reference: [9 V.S.A. § 4460](#) (click to view statute)
- 4. Lockouts (No specific statute; falls under 9 V.S.A. § 4457 (habitability))
■ Legal Reference: *No specific statute; falls under 9 V.S.A. § 4457 (habitability)*

4. EVICTION PROCEDURES

- 1. Nonpayment of Rent Eviction (9 V.S.A. § 4467(a))
■ Legal Reference: [9 V.S.A. § 4467\(a\)](#) (click to view statute)
- 2. Lease Violation Eviction (9 V.S.A. § 4467(b)(1))
■ Legal Reference: [9 V.S.A. § 4467\(b\)\(1\)](#) (click to view statute)
- 3. Criminal Activity Eviction (9 V.S.A. § 4467(b)(2))
■ Legal Reference: [9 V.S.A. § 4467\(b\)\(2\)](#) (click to view statute)
- 4. No-Cause Termination (No Written Agreement) (9 V.S.A. § 4467(c))
■ Legal Reference: [9 V.S.A. § 4467\(c\)](#) (click to view statute)
- 5. No-Cause Termination (Written Agreement) (9 V.S.A. § 4467(e))
■ Legal Reference: [9 V.S.A. § 4467\(e\)](#) (click to view statute)
- 6. Property Sale Termination (9 V.S.A. § 4467(d))
■ Legal Reference: [9 V.S.A. § 4467\(d\)](#) (click to view statute)
- 7. Notice Requirements & Methods (9 V.S.A. § 4467)
■ Legal Reference: [9 V.S.A. § 4467](#) (click to view statute)
- 8. Eviction Lawsuit Timeline (9 V.S.A. § 4467(k), 12 V.S.A. § 4773)
■ Legal Reference: [9 V.S.A. § 4467\(k\), 12 V.S.A. § 4773](#) (click to view statute)

- **9. Self-Help Eviction Prohibition** (9 V.S.A. § 4457 (implied from habitability), general legal principles)

■ *Legal Reference:* [9 V.S.A. § 4457 \(implied from habitability\), general legal principles \(click to view statute\)](#)

- **10. Writ of Possession** (12 V.S.A. § 4853a)

■ *Legal Reference:* [12 V.S.A. § 4853a \(click to view statute\)](#)

5. FAIR HOUSING & DISCRIMINATION

- **1. Fair Housing Act Compliance** (9 V.S.A. § 4503 (Vermont Fair Housing Act))

■ *Legal Reference:* [9 V.S.A. § 4503 \(Vermont Fair Housing Act\) \(click to view statute\)](#)

- **2. Exemptions from Fair Housing** (9 V.S.A. § 4504)

■ *Legal Reference:* [9 V.S.A. § 4504 \(click to view statute\)](#)

- **3. Reasonable Accommodations** (Federal Fair Housing Act, 9 V.S.A. § 4503)

■ *Legal Reference:* [Federal Fair Housing Act, 9 V.S.A. § 4503 \(click to view statute\)](#)

- **4. Sexual Harassment** (9 V.S.A. § 4503 (sex discrimination))

■ *Legal Reference:* [9 V.S.A. § 4503 \(sex discrimination\) \(click to view statute\)](#)

- **5. Familial Status Discrimination** (9 V.S.A. § 4503)

■ *Legal Reference:* [9 V.S.A. § 4503 \(click to view statute\)](#)

- **6. Advertising Compliance** (9 V.S.A. § 4503)

■ *Legal Reference:* [9 V.S.A. § 4503 \(click to view statute\)](#)

6. FINANCIAL TERMS

- **1. Rent Amount & Payment** (9 V.S.A. § 4455(a))

■ *Legal Reference:* [9 V.S.A. § 4455\(a\) \(click to view statute\)](#)

- **2. Rent Increases** (9 V.S.A. § 4455(b))

■ *Legal Reference:* [9 V.S.A. § 4455\(b\) \(click to view statute\)](#)

- **3. Late Fees** (Highgate Associates, Ltd. v. Merryfield, 154 Vt. 483 (1991))

■ *Legal Reference:* [Highgate Associates, Ltd. v. Merryfield, 154 Vt. 483 \(1991\) \(click to view statute\)](#)

● **4. NSF/Bounced Check Fees (9 V.S.A. § 2311)**

■ *Legal Reference: [9 V.S.A. § 2311](#) (click to view statute)*

● **5. Application Fees (9 V.S.A. § 4456a)**

■ *Legal Reference: [9 V.S.A. § 4456a](#) (click to view statute)*

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference: No specific statute*

● **7. Pet Fees & Deposits (9 V.S.A. § 4461(a) (pet deposits are security deposits))**

■ *Legal Reference: [9 V.S.A. § 4461\(a\) \(pet deposits are security deposits\)](#) (click to view statute)*

● **8. Utilities (Vermont Department of Health Rental Housing Health Code § 12.1.2)**

■ *Legal Reference: [Vermont Department of Health Rental Housing Health Code § 12.1.2](#) (click to view statute)*

7. LOCAL ORDINANCES

● **1. Burlington Specific Requirements (Burlington Code of Ordinances, Chapter 18, Article V)**

■ *Legal Reference: [Burlington Code of Ordinances, Chapter 18, Article V](#) (click to view statute)*

● **2. Brattleboro Specific Requirements (Brattleboro local ordinances)**

■ *Legal Reference: [Brattleboro local ordinances](#) (click to view statute)*

● **3. City-Specific Requirements (Various municipal ordinances)**

■ *Legal Reference: [Various municipal ordinances](#) (click to view statute)*

● **4. HOA Rules (No specific statute)**

■ *Legal Reference: No specific statute*

● **5. Zoning Compliance (24 V.S.A. Title 24 (Municipal Planning))**

■ *Legal Reference: [24 V.S.A. Title 24 \(Municipal Planning\)](#) (click to view statute)*

8. OCCUPANCY & GUESTS

● **1. Occupancy Standards (Vermont Department of Health Rental Housing Health Code)**

■ *Legal Reference: [Vermont Department of Health Rental Housing Health Code](#) (click to view statute)*

● **2. Guest Policies (9 V.S.A. § 4456(b), (c))**

■ *Legal Reference:* [9 V.S.A. § 4456\(b\), \(c\)](#) (click to view statute)

● **3. Unauthorized Occupants** (9 V.S.A. § 4456, § 4467(b))

■ *Legal Reference:* [9 V.S.A. § 4456, § 4467\(b\)](#) (click to view statute)

● **4. Subletting & Assignment** (9 V.S.A. § 4456b)

■ *Legal Reference:* [9 V.S.A. § 4456b](#) (click to view statute)

9. PET POLICIES

● **1. Pet Deposits** (9 V.S.A. § 4461(a))

■ *Legal Reference:* [9 V.S.A. § 4461\(a\)](#) (click to view statute)

● **2. Pet Restrictions** (No specific statute)

■ *Legal Reference:* *No specific statute*

● **3. Service & Emotional Support Animals** (Federal Fair Housing Act, ADA)

■ *Legal Reference:* [Federal Fair Housing Act, ADA](#) (click to view statute)

● **4. Pet Damage** (9 V.S.A. § 4461(b)(2))

■ *Legal Reference:* [9 V.S.A. § 4461\(b\)\(2\)](#) (click to view statute)

10. PROPERTY CONDITIONS & MAINTENANCE

● **1. Warranty of Habitability** (9 V.S.A. § 4457)

■ *Legal Reference:* [9 V.S.A. § 4457](#) (click to view statute)

● **2. Heat Requirements** (9 V.S.A. § 4457(c))

■ *Legal Reference:* [9 V.S.A. § 4457\(c\)](#) (click to view statute)

● **3. Hot Water Requirements** (9 V.S.A. § 4457(c))

■ *Legal Reference:* [9 V.S.A. § 4457\(c\)](#) (click to view statute)

● **4. Repair & Maintenance Obligations** (9 V.S.A. § 4457(a))

■ *Legal Reference:* [9 V.S.A. § 4457\(a\)](#) (click to view statute)

● **5. Tenant Repair & Deduct** (9 V.S.A. § 4459)

■ *Legal Reference:* [9 V.S.A. § 4459](#) (click to view statute)

● **6. Habitability Remedies (9 V.S.A. § 4458)**

■ *Legal Reference: [9 V.S.A. § 4458](#) (click to view statute)*

● **7. Smoke Detectors (Vermont Fire Prevention and Building Safety Code)**

■ *Legal Reference: [Vermont Fire Prevention and Building Safety Code](#) (click to view statute)*

● **8. Carbon Monoxide Detectors (Vermont Fire Prevention and Building Safety Code)**

■ *Legal Reference: [Vermont Fire Prevention and Building Safety Code](#) (click to view statute)*

● **9. Lead-Based Paint (Federal requirement - 42 U.S.C. § 4852d)**

■ *Legal Reference: [Federal requirement - 42 U.S.C. § 4852d](#) (click to view statute)*

● **10. Mold & Moisture (Vermont Department of Health Rental Housing Health Code)**

■ *Legal Reference: [Vermont Department of Health Rental Housing Health Code](#) (click to view statute)*

● **11. Bed Bugs (No specific Vermont statute)**

■ *Legal Reference: No specific Vermont statute*

● **12. Pest Control (9 V.S.A. § 4457 (general habitability))**

■ *Legal Reference: [9 V.S.A. § 4457 \(general habitability\)](#) (click to view statute)*

● **13. Garbage & Trash Removal (9 V.S.A. § 4456(d))**

■ *Legal Reference: [9 V.S.A. § 4456\(d\)](#) (click to view statute)*

● **14. Common Areas (9 V.S.A. § 4457 (general maintenance))**

■ *Legal Reference: [9 V.S.A. § 4457 \(general maintenance\)](#) (click to view statute)*

● **15. Swimming Pools & Amenities (No specific statute)**

■ *Legal Reference: No specific statute*

11. PROPERTY LICENSING & REGISTRATION

● **1. Statewide Licensing (No statewide landlord license requirement)**

■ *Legal Reference: No statewide landlord license requirement*

● **2. Local Registration Requirements (Local ordinances (Burlington, Brattleboro, etc.))**

■ *Legal Reference: Local ordinances (Burlington, Brattleboro, etc.)*

● **3. Business License (Local ordinances)**

■ *Legal Reference: Local ordinances*

- 4. Broker License for Property Management (26 V.S.A. § 2211 (Real Estate Brokers and Salespeople))

■ *Legal Reference: [26 V.S.A. § 2211 \(Real Estate Brokers and Salespeople\)](#) (click to view statute)*

12. REPORTING & DOCUMENTATION

- 1. Record Retention (General business practice, 26 V.S.A. § 2211 (property managers))

■ *Legal Reference: [General business practice, 26 V.S.A. § 2211 \(property managers\)](#) (click to view statute)*

- 2. Rent Payment Records (General business practice)

■ *Legal Reference: [General business practice](#)*

- 3. Maintenance Logs (General business practice, 9 V.S.A. § 4457 (habitability))

■ *Legal Reference: [General business practice, 9 V.S.A. § 4457 \(habitability\)](#) (click to view statute)*

- 4. Inspection Reports (9 V.S.A. § 4461 (security deposits), best practice)

■ *Legal Reference: [9 V.S.A. § 4461 \(security deposits\), best practice](#) (click to view statute)*

- 5. Lead Paint Records (Federal requirement - 42 U.S.C. § 4852d)

■ *Legal Reference: [Federal requirement - 42 U.S.C. § 4852d](#) (click to view statute)*

- 6. Tax Reporting (Federal IRS requirements, Vermont Department of Taxes)

■ *Legal Reference: [Federal IRS requirements, Vermont Department of Taxes](#) (click to view statute)*

- 7. Insurance Documentation (No specific requirement; sound business practice)

■ *Legal Reference: [No specific requirement; sound business practice](#)*

- 8. Disclosure Compliance Records (Various statutes)

■ *Legal Reference: [Various statutes](#)*

13. RETALIATION & TENANT RIGHTS

- 1. Retaliation Prohibited (9 V.S.A. § 4465)

■ *Legal Reference: [9 V.S.A. § 4465](#) (click to view statute)*

- 2. Retaliatory Eviction (9 V.S.A. § 4465)

■ *Legal Reference:* [9 V.S.A. § 4465](#) (click to view statute)

● **3. Tenant's Union Rights (9 V.S.A. § 4465)**

■ *Legal Reference:* [9 V.S.A. § 4465](#) (click to view statute)

● **4. Whistleblower Protections (9 V.S.A. § 4465)**

■ *Legal Reference:* [9 V.S.A. § 4465](#) (click to view statute)

14. SECURITY DEPOSITS

● **1. Security Deposit Limits (9 V.S.A. § 4461)**

■ *Legal Reference:* [9 V.S.A. § 4461](#) (click to view statute)

● **2. Security Deposit Storage (9 V.S.A. § 4461(g))**

■ *Legal Reference:* [9 V.S.A. § 4461\(g\)](#) (click to view statute)

● **3. Security Deposit Return (9 V.S.A. § 4461(c), (d), (e))**

■ *Legal Reference:* [9 V.S.A. § 4461\(c\), \(d\), \(e\)](#) (click to view statute)

● **4. Allowable Deductions (9 V.S.A. § 4461(b), § 4451(5))**

■ *Legal Reference:* [9 V.S.A. § 4461\(b\), § 4451\(5\)](#) (click to view statute)

● **5. Itemization Requirements (9 V.S.A. § 4461(c))**

■ *Legal Reference:* [9 V.S.A. § 4461\(c\)](#) (click to view statute)

● **6. Penalties for Wrongful Withholding (9 V.S.A. § 4461(e))**

■ *Legal Reference:* [9 V.S.A. § 4461\(e\)](#) (click to view statute)

● **7. Security Deposit Interest (9 V.S.A. § 4461(g))**

■ *Legal Reference:* [9 V.S.A. § 4461\(g\)](#) (click to view statute)

● **8. Transfer of Security Deposit (9 V.S.A. § 4461(f))**

■ *Legal Reference:* [9 V.S.A. § 4461\(f\)](#) (click to view statute)

15. SPECIAL PROPERTY TYPES

● **1. Mobile Home Parks (10 V.S.A. Chapter 153 (Mobile Home Parks))**

■ *Legal Reference:* [10 V.S.A. Chapter 153 \(Mobile Home Parks\)](#) (click to view statute)

● **2. Manufactured Housing (10 V.S.A. Chapter 153)**

■ *Legal Reference: [10 V.S.A. Chapter 153 \(click to view statute\)](#)*

● **3. Condominiums (27A V.S.A. (Vermont Condominium Act))**

■ *Legal Reference: [27A V.S.A. \(Vermont Condominium Act\) \(click to view statute\)](#)*

● **4. Co-ops (No specific statute; general corporate law)**

■ *Legal Reference: [No specific statute; general corporate law](#)*

● **5. Rooming Houses (9 V.S.A. Chapter 137 applies; local health codes)**

■ *Legal Reference: [9 V.S.A. Chapter 137 applies; local health codes \(click to view statute\)](#)*

● **6. Accessory Dwelling Units (ADUs) (24 V.S.A. § 4412(1)(E) (zoning))**

■ *Legal Reference: [24 V.S.A. § 4412\(1\)\(E\) \(zoning\) \(click to view statute\)](#)*

● **7. Vacation Rentals / Short-Term Rentals (9 V.S.A. § 4452(a)(2) (may be excluded from Chapter 137))**

■ *Legal Reference: [9 V.S.A. § 4452\(a\)\(2\) \(may be excluded from Chapter 137\) \(click to view statute\)](#)*

● **8. Student Housing (9 V.S.A. Chapter 137 applies)**

■ *Legal Reference: [9 V.S.A. Chapter 137 applies \(click to view statute\)](#)*

● **9. Senior Housing (55+) (Federal Fair Housing Act (55+ exemption))**

■ *Legal Reference: [Federal Fair Housing Act \(55+ exemption\) \(click to view statute\)](#)*

● **10. Subsidized Housing (Section 8) (Federal HUD regulations, Vermont Housing Finance Agency)**

■ *Legal Reference: [Federal HUD regulations, Vermont Housing Finance Agency \(click to view statute\)](#)*

● **11. Public Housing (Federal HUD regulations)**

■ *Legal Reference: [Federal HUD regulations \(click to view statute\)](#)*

● **12. Commercial Property (9 V.S.A. § 4452(a)(1) - Chapter 137 excludes commercial)**

■ *Legal Reference: [9 V.S.A. § 4452\(a\)\(1\) - Chapter 137 excludes commercial \(click to view statute\)](#)*

Severity Indicators:

- Critical requirement (must comply)
 - Important guideline (should follow)
 - Standard information (good to know)
-

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. Burlington Specific Requirements (Burlington Code of Ordinances, Chapter 18, Article V)**

■ *Legal Reference:* [Burlington Code of Ordinances, Chapter 18, Article V](#)

● **2. Brattleboro Specific Requirements (Brattleboro local ordinances)**

■ *Legal Reference:* [Brattleboro local ordinances](#)

● **3. City-Specific Requirements (Various municipal ordinances)**

■ *Legal Reference:* [Various municipal ordinances](#)

● **4. HOA Rules (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **5. Zoning Compliance (24 V.S.A. Title 24 (Municipal Planning))**

■ *Legal Reference:* [24 V.S.A. Title 24 \(Municipal Planning\)](#)

For the most current information, always consult official state sources.

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Document ID: VT-COMP-20261001