



**STATE OF VERMONT**  
GENERAL ASSEMBLY

February 6th, 2026

Dear Speaker Krowinski and Chair Sheldon,

We are writing as individual members of the Rural Caucus regarding the recently introduced bill H.730 which addresses process, implementation timelines and notice provisions related to Act 181 of 2024.

We recognize and respect that Act 181 was historic legislation, passed after extensive debate and negotiation. We understand the hesitancy to reopen a major land use reform so soon after enactment. At the same time, the experience of implementation over the past year has revealed significant practical misalignments that warrant timely legislative attention.

Since passage, Act 181 has resulted in an intense and deliberative implementation process involving the Land Use Review Board, regional planning commissions, state agencies, and a wide range of stakeholders. The LURB, in particular, has approached this work with energy, good faith, and a clear commitment to carrying out legislative intent. Despite that effort, the sequencing established in statute now puts the state on a path where significant regulatory elements, including the Road Rule and automatic Act 250 jurisdiction triggers, will take effect before regional maps are finalized and approved.

This is not a question of motivation or diligence. It is a question of timing and practical readiness. As things stand, Vermont risks implementing consequential regulatory changes without the foundational mapping that communities, landowners, and municipalities were told would guide those decisions.

The provisions in H.730 are reasonable. They do not roll back or undo Act 181. They better align notice, valuation, and implementation timelines with where the process actually is today,

ensuring that affected Vermonters understand what is coming and that regulatory triggers follow, rather than precede, the completion of the regional planning work the statute relies upon.

We believe this bill reflects responsible governance. For that reason, we are respectfully requesting that the committee continue to take testimony on H.730, while there is still time to make these adjustments to Act 181 in an orderly and transparent way.

Thank you for your consideration.

Sincerely,

Rep. Laura Sibia

Rep. Jim Masland

Rep. Lisa Hango

Rep. Christopher Morrow

Rep. Monique Priestley

Rep. Richard Nelson

Rep. Lucy Boyden

Rep. Rob North

Rep. Greg Burt

Rep. Dan Noyes

Rep. Thomas Charlton

Rep. John O'Brien

Rep. Marty Feltus

Rep. Herb Olson

Rep. William Greer

Rep. Woodman Page

Rep. Leanne Harple

Rep. Shawn Sweeney

Rep. Mark Higley

Rep. Michael Tagliavia

Rep. Jed Lipsky

Rep. Kirk White

Rep. Karen A. Lueders