



Town of Clarendon
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To the Vermont General Assembly:

April 14, 2026

The Town of Clarendon Select Board writes to express our strong opposition regarding Act 181 and we urgently request a full repeal of Act 181.

Act 181 was first presented as a means to expand housing opportunities. However, it is now clear that the burden would be placed on rural Vermonters—particularly communities like ours. Very concerning is the Tier 2 “Road Rule.” It eliminates the ability of many rural landowners to build even modest homes on their property. Longstanding exemptions that once allowed farmers and families to create housing along existing farm roads have been removed, placing such projects out of reach due to the high cost of permitting, legal, and consulting requirements.

Even more troubling is the Tier 3 designation, which impacts many of Vermont’s most rural and economically vulnerable areas. While intended to protect sensitive ecological resources, the mapping used to define Tier 3 has been questioned by many. These concerns raise doubts about the accuracy and fairness of the restrictions being imposed.

Rural property owners were not meaningfully included in Act 181’s drafting, nor were they adequately informed of the changes affecting their land. The implementation of this law places decision-making authority in the hands of an unelected Land Use Review Board, further removing accountability from the people most affected. For many rural Vermonters, private property is their most valuable asset and the legacy they hope to pass on to future generations. Act 181 threatens to make land effectively unbuildable, lowering its value and limiting opportunities for families to remain in the communities they call home. At a time when Vermont faces population decline, these policies will keep young families from staying or returning to Vermont.

In Clarendon and neighboring communities, significant portions of privately owned land have been designated as Tier 2 and Tier 3. Many residents are unaware that their property rights are being restricted. These are the same residents who contribute substantially to the local tax base. Under Act 181, many of the homes and neighborhoods that exist today would not have been possible.

The process and content of this legislation depict a serious breach of public trust. We respectfully urge the Vermont Legislature to repeal Act 181. We do not support location-based Act 250 or the Road Rule.

Respectfully submitted,

Town of Clarendon Select Board

 Chair  Clerk  Selectman