

# WASTE MANAGEMENT

## A GUIDE FOR LANDLORDS



**This guide will address waste management questions that may arise as in your capacity as landlord or property manager.**

**This information is summarized from the Vermont Rental Housing Health code, section 5.5, found at [cvswmd.org/landlords](https://cvswmd.org/landlords)**



**CENTRAL VERMONT SOLID WASTE  
MANAGEMENT DISTRICT**

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## WHAT ARE MY RESPONSIBILITIES AS A LANDLORD?

1. **Provide and maintain bins** for trash, recycling and food scraps
2. **Arrange hauling services** for trash, recycling and food scraps
3. **Keep common areas clean** and free of waste

## WHAT ARE MY **TENANTS'** RESPONSIBILITIES?

1. **Keep personal living areas clean** and free of waste
2. **Properly separate trash, recyclables, and food scraps** into the designated bins

# MANAGING YOUR WASTE

- Use your lease to **establish who is responsible** for recycling, food scraps and trash
- Include **waste management information** in your move-in paperwork
- **Explain your waste systems** to your tenants regularly (in writing and via reminders)
- **Post signs in high visibility areas** with images and simple language
- Landlord and property manager should be **fully trained in how to manage recyclables, food scraps, special recycling, and dangerous items.**

We are here to help! If you are not sure how to meet the guidelines in the Vermont Rental Housing Health Code and Universal Recycling Law, contact us at [comments@cvswnmd.org](mailto:comments@cvswnmd.org) and our staff will assist you.

For more resources, go to [cvswnmd.org/landlords](https://cvswnmd.org/landlords).



## SIGNAGE

Help your tenants recycle and manage food scraps right by posting signs and handouts. We have signage available on our website that you can download and print at your convenience. Visit [cvswmd.org/landlords](https://cvswmd.org/landlords) to access this signage and more resources.





## FOOD SCRAPS

There are several options to manage food scraps:

- Contract with a **FOOD SCRAP HAULER**. See our list at [cvswmd.org/licensed-hauler-list](https://cvswmd.org/licensed-hauler-list).
- Instruct tenants about **DROP-OFF LOCATIONS**. A list of food scrap drop off sites in central Vermont can be found at [cvswmd.org/food-scrap-drop-off-sites](https://cvswmd.org/food-scrap-drop-off-sites).
- **ONSITE COMPOSTING**. Contact CVSWMD to learn how to compost onsite successfully: [comments@cvswmd.org](mailto:comments@cvswmd.org).

If you decide to compost onsite, make sure to follow local municipal guidelines, and train tenants and property managers. Composting incorrectly can cause bad smells and attract animals. Reach out to CVSWMD for guidance: We can help you get it right.

## LEAF & YARD WASTE

(GRASS CLIPPINGS, WEEDS, LEAVES, ETC)

Leaf and yard waste is banned from the landfill in Vermont. Many transfer stations accept leaf & yard waste, as do town “stump dumps,” or it can be composted on-site if space allows. Get more information at [cvswmd.org/leaf-and-yard-waste](https://cvswmd.org/leaf-and-yard-waste)



## BLUE-BIN RECYCLABLES

Waste haulers are required to offer recycling services. Coordinate with your waste hauler so you can give your tenants good information on what to put in the bins. If it's not one of these items, it cannot be recycled in the blue bin. Contact us for recycling flyers for your tenants.



### PAPER (CLEAN & DRY)



Copy paper, mail & magazines  
Cardboard & boxboard



### CONTAINERS (EMPTY & RINSED CLEAN)



Metal cans  
Glass bottles & jars  
Plastic bottles, tubs & packaging

### Please **DON'T** put these in blue bins!\*

No plastic bags or film  
No stuck on food or drink  
No waxed paper  
No hazardous containers  
No batteries  
No electronics  
No scrap metal  
No clothing

*\*There may be other ways to  
recycle these items, but not in  
your blue bin.*

**FOR ALL RECYCLING:** Minimum size 2 in x 2 in • Maximum size 2 ft x 2 ft



# TRASH

If there isn't a recycling program, and if it isn't banned from the landfill, it goes in the trash. Make sure to review this guide carefully to understand the materials that should stay out of the landfill and where they should go.

Trash should be removed regularly, following local waste ordinances, and disposed of at a transfer station or picked up by a licensed trash hauler. Trash includes non-recyclable, non-hazardous materials that are not banned from landfilling. CVSWMD keeps an updated list of licensed haulers in the district at [cvswmd.org/licensed-hauler-list](https://cvswmd.org/licensed-hauler-list).

Vermont has just one lined landfill, so we need to conserve space. The more materials we capture and remanufacture through recycling programs, the longer our landfill will last. Other waste, like hazardous chemicals, can end up in landfill leachate and contaminate the environment. The next page covers these important landfill banned items.







# BANNED ITEMS & SPECIAL RECYCLING

The following items are landfill-banned, and have state-run programs to coordinate their recycling. None of the following special recycling materials go in your regular blue-bin recycling (described above) or your trash! More info at [dec.vermont.gov/waste-management/solid/product-stewardship](https://dec.vermont.gov/waste-management/solid/product-stewardship)



**E-WASTE** (computers, TVs, and accessories) are banned from the landfill because they have materials that can be toxic and the parts are valuable for recycling and reuse. Find recycling options at [dec.vermont.gov/waste-management/solid/product-stewardship/electronics](https://dec.vermont.gov/waste-management/solid/product-stewardship/electronics)



**BATTERIES** also contain toxic materials and are dangerous if improperly stored and handled. They are easy to recycle but must go through the proper channels for safety reasons. [dec.vermont.gov/waste-management/solid/product-stewardship/primary-batteries](https://dec.vermont.gov/waste-management/solid/product-stewardship/primary-batteries)



**LAMPS** Fluorescent tubes and bulbs contain mercury, which is very toxic to people and wildlife if released. Learn how to properly handle and dispose of lamps at [lamprecycle.org/vermont](https://lamprecycle.org/vermont)



**MERCURY DEVICES** (thermostats, thermometers, etc.) and fluorescent bulbs (see above) have a special recycling program because they contain mercury. [dec.vermont.gov/waste-management/solid/product-stewardship/mercury/proper-disposal/thermostats](https://dec.vermont.gov/waste-management/solid/product-stewardship/mercury/proper-disposal/thermostats)



**PAINT** is easy and free to recycle through the state paint recycling program Paint Care. [dec.vermont.gov/waste-management/solid/product-stewardship/paint](https://dec.vermont.gov/waste-management/solid/product-stewardship/paint)

Please visit our website before visiting the ARCC to see the full list of what we accept, hours, fees and how it works:

[CVSWMD.ORG/ARCC](https://cvswmd.org/arcc)

All of the items listed above are referred to collectively as “Special Recycling” and are accepted at our Additional Recyclables Collection Center in Barre. There are dozens of other outlets for these materials as well.



# DANGEROUS ITEMS (NOT FOR BLUE BINS)

## HOUSEHOLD HAZARDOUS WASTE (HHW)

(dangerous liquid chemical products with warning language like “danger”, “poison” etc.) must be handled properly because of their toxicity. These can be disposed of at a HHW collection or permanent facility. As a business, you will need an EPA Site Identification number and a detailed inventory of the materials you need to dispose of. Visit [cvswmd.org/hazardous-waste](https://cvswmd.org/hazardous-waste) or call 229-9383 x105 to learn more.



**ASBESTOS AND LEAD.** If you suspect the presence of lead paint or asbestos, contact a licensed contractor to test and/or remove the materials. Check with the Vermont Department of Health 863-7220, and visit their website for more information: [healthvermont.gov/environment/asbestos-lead](https://healthvermont.gov/environment/asbestos-lead)



**PHARMACEUTICALS** can pollute water and can be dangerous if consumed improperly. Disposal is covered by a state program that offers free medication mail-back envelopes and medication drop boxes throughout the state. [healthvermont.gov/doyourpart](https://healthvermont.gov/doyourpart) to find flyers and info to educate your tenants.



**DISCARDED SHARPS** can pose a threat to your tenants and employees. If you discover abandoned sharps, follow the procedures from the Vermont Department of Health at [healthvermont.gov/needledisposal](https://healthvermont.gov/needledisposal). Flyers are also available at this website.



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