

TOWN OF GROTON

1476 Scott Hwy · Groton, VT 05046

July 2025

Telephone: 802.584-3276 · Email: townclerk@grotonvt.com · Website: www.grotonvt.com

Property Taxes: What You Need to Know

Payment Deadlines & Penalties

- **Pay on time!** Your full property tax payment is due on or before **NOVEMBER 7, 2025**.
- **Avoid extra charges:** To prevent penalties and interest, make sure your payment reaches us by October 1st.
 - A **penalty of 8%** will be added to any unpaid amount.
 - **Interest** will also be charged on unpaid balances: with a rate of 1% per month for the first 3 months, then 1.5% a month forward.
- **Didn't get a bill?** Not receiving your tax bill doesn't excuse you from paying on time or from incurring penalties and interest.

How to Pay

We offer several ways to pay your property taxes:

- **In Person:** Visit our office during regular hours.
- **Mail:** Send your payment via postal service.
- **Throughout the Year:** You are always welcome to make payments ahead on your taxes throughout the year prior to receiving your bill.
- **Online:** at www.officialpayments.com

Important Information

- **Change of Address:** If your mailing address changes, please let the Town Clerk's office know right away! You can email at townclerk@grotonvt.com.
- **Keep Your Tax Bill:** Hold onto your tax bill! You'll need it when you prepare your federal and state tax returns next year. This is the **only copy** you will receive.
- **Need a Receipt?** If you'd like a receipt, please include a **stamped, self-addressed envelope** with your payment.
- **Escrow Accounts:** If your mortgage company handles your property taxes through an escrow account, we strongly recommend you contact them to ensure they have your most current tax information.
- **Homestead Declaration:** To receive your property tax adjustment, you **must file Form HS-122 (Homestead Declaration) and Form HI-144 (Household Income) every year** with the Vermont Department of Taxes by **April 15th**. There is a penalty for filing after April 15th through Oct 15th. For questions about this, contact Vermont Taxpayer Services at (802) 828-2865.

Property Transfers

- **Who Pays Taxes?** By law, property taxes are assessed based on who owns the property on **April 1st**. Tax bills are mailed to the owner of record at that time.
- **Selling Your Property?** If you sell your property after April 1st:
 - It's **your responsibility** to forward the tax bill to the new owner.
 - It's the **new owner's responsibility** to be aware of and meet the payment due dates.
- **Subdividing Your Property?** If your property is subdivided after April 1st:
 - Your bill will still cover the **entire original parcel**.
 - It's your responsibility to ensure the **entire tax bill is paid in full** for the whole year.
- **Legal Advice for Transfers:** Our office doesn't handle arrangements for prorated taxes or funds held in escrow during a sale or subdivision. **Please contact your attorney** for guidance on these matters.