

DELINQUENT TAX POLICY

As of 10 February 2009

(all other versions are void as of this date)

Town of Vernon

Understanding that it can be difficult for people to pay their town taxes, it is the responsibility of all to pay their required share or others have to pay higher taxes to make up the difference. This policy is designed to give clear guidelines once a taxpayer becomes delinquent and the steps and methods the Vernon Collector of Delinquent Taxes will take if a taxpayer does not meet their obligations to the Town and the other citizens.

Postmarks are accepted as on-time payments. Metered mail is not accepted.

Once taxes are delinquent the treasurer files a warrant with the collector of delinquent taxes. This is then recorded with the town clerk.

As soon as the warrant has been received, and each month thereafter, the delinquent tax collector will send a notice to each delinquent taxpayer indicating the amount of taxes, penalty and interest owed.

Interest is added on the first day of each month before the notice is mailed. Town-approved interest rate is one per cent per month or any part of starting from the due date of each installment. An 8% penalty is added after the final installment is missed.

Partial payments will be applied first to the interest portion of the amount due, and the remainder will be divided proportionally between the principal amount of the tax and the 8% fee.

If the taxpayer is more than 1 year delinquent or in excess of \$1500 the collector will send the taxpayer a payment agreement. A signed contract must be filed with payment arrangements; under this plan the partial payment will be applied proportionally to interest first, then principal and penalty. If the taxpayer does not respond to the payment agreement by the next billing cycle, they will be notified of the date by which full payment must be received. It is the responsibility of the delinquent taxpayer to respond to the notice or the town will initiate the steps to collect either by taking the property to tax sale or utilizing other statutory methods to collect payment.

If no arrangement is made by specified date or taxpayer defaults on contract then the tax collector sends out a final notice letter that either tax sale proceedings will be started and/or we will utilize other statutory methods to collect payment, plus costs and fees.

If the town utilizes a tax sale, the tax collector will begin the following actions to sell as much of the property as is necessary to pay the delinquent tax, plus cost and fees:

The collector will notify the taxpayer and all mortgage and lien holders of the tax sale decision, the date by which full payment must be received, and the costs to expect once the sale process begins.

The collector will proceed with the tax sale according to the procedures specified in 32 V.S.A., section 5252.

Costs of preparing and conducting the sale and all other associated costs, including legal fees up to maximum of 15% of the amount of the delinquent tax, will be charged to the delinquent taxpayer.

Tax abatement is a process by which a taxpayer may ask to have his or her taxes lessened, moderated or diminished. Abatement request goes to the Board of Abatement, which is made up of the Board of Civil Authority plus the listers and town treasurer. For information on abatement of taxes see Vermont Statute 24 V.S.A., section 1535 or contact the Town Clerk at 257-0292.

If no one purchases the property at tax sale, or if, in the judgment of the tax collector, proceeding with the tax sale is inadvisable, the tax collector shall collect the delinquent taxes using any or all of the methods permitted by law.



MARYLYNN SCHERLIN
Delinquent Tax Collector
Town of Vernon, Vermont