

POLICY FOR COLLECTION OF DELINQUENT TAXES

TOWN OF FERRISBURGH, VT

The purpose of this policy is to establish clear guidelines so that all delinquent taxpayers will be treated fairly and know what to expect.

- A. As soon as the warrant has been received, and each month afterward until taxes are paid in full, the delinquent tax collector will send a notice to each delinquent taxpayer indicating the amount of tax principal, interest, and penalty owed.
- B. Taxes unpaid after the due date, June 1st, are delinquent and a penalty of 8% will be assessed and interest will begin to accrue. Interest will be charged at 1% per month.
- C. Mortgage holders and lien holders will be notified of the delinquency 90 days after the first notice has been sent to the taxpayer and again prior to tax sale.
- D. Partial payments will be applied first to satisfy the interest portion due, and the remainder will be divided proportionately between the principal amount of the tax and the 8% penalty fee.
- E. A payment plan may be set up with the plan providing for full payment of principal, interest and penalty before the following year's tax bill is due.
- F. If the amount due has not been paid in full or no satisfactory payment arrangements have been made within one year, or if a prior agreement has not been met, the delinquent tax collector will begin the following actions to conduct a tax sale of the property or as much of the property as is necessary to pay the tax, plus costs and fees.
 - 1. 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.
 - 2. If the deadline date has passed and full payment has not been received, the collector will proceed with a tax sale according to the procedure specified in 32 V.S.A. § 5252.
 - 3. Costs of preparing and conducting the sale, including legal fees up to a maximum of 15% of the amount of the delinquent tax, will be charged to the delinquent taxpayer.
- G. Each taxpayer has the right to apply for abatement of property taxes based on any of the grounds listed in 24 V.S.A. § 1535
- H. If no one purchases the property at tax sale, or if, in the judgment of the delinquent tax collector in consultation with the Select Board, proceeding with the tax sale is inadvisable, the delinquent tax collector shall collect the delinquent taxes using any or all of the methods permitted by law.

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- B. Taxes unpaid after the due date (received after midnight on June 1st or postmarked after June 1st) are delinquent and a penalty of 8% will be assessed and interest will begin to accrue. Interest will be charged at 1% per month.
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