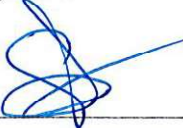


TOWN OF FAYSTON
DELINQUENT TAX COLLECTION POLICY

- A. The purpose of this policy is to establish clear guidelines so that all delinquent taxpayers will be treated fairly and equally.
- B. Property taxes are due and payable to the Treasurer/Tax Collector 30 days after bills are issued (which generally happens in July). November 1st is the latest that taxes can be paid without incurring penalties or interest.
- C. Payments postmarked (NOT metered mail) by a Postal Service on or before November 1st are accepted. **It should be noted that some bank issued checks do not have a postmark; those, and any other mailings with no clear postmark, will be considered late if they are received after November 1st. Post dated checks NOT accepted.**
- D. After November 1st, the Treasurer/Tax Collector will give the Delinquent Tax Collector (DTC) a list (Warrant) of all delinquent property taxes. The DTC will collect all delinquent taxes.
- E. As soon as the Warrant has been prepared, the DTC will send a notice to each delinquent taxpayer indicating the amount of taxes, penalty and interest owed. Taxpayers who cannot pay the bill in full should call the DTC immediately to set up a payment plan. Included in the same mailing will be a copy of this DTC policy, a Delinquent Tax agreement, and the application for the Board of Abatement.
- F. Penalty charged to a delinquent taxpayer is a one-time fee of 8%
- G. Interest will be charged at 1% per month (no proration for partial months) for the first 3 months and will increase to 1.5% per month thereafter.
- H. The DTC will accept payment arrangements provided that a signed agreement is entered into before December 15th. The payment plan must be sufficient to pay the balance before the next year's tax bill becomes delinquent. **If no satisfactory payment arrangements have been made by December 15th, or if the prior agreement has not been met, your property may be taken to tax sale.**
- I. Partial payments accepted (with a signed agreement). Partial payments will be applied first to the interest portion of the amount due, and the remainder will be split proportionally between the principal amount of the tax and the penalty.
- J. 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. It is not at the discretion of the DTC to waive any interest or penalties incurred as a result of late payment of taxes. Any grievances related to those charges must be heard by the Board of Abatement (BOA).
 - a) If a tax payer chooses to make an appeal to the BOA, it is in their best interest to pay the taxes owed IN FULL (interest and penalty included) to avoid any further interest charged while waiting for the BOA hearing.
- K. If a new tax bill is issued while a property owner is still paying off the previous year's bill any previous agreement becomes void, and it is up to the taxpayer to notify the DTC to which year further payments are to be applied.
- L. Each year on January 2nd the DTC may retain an attorney to begin the actions below to initiate tax sale of the property or as much of the property as is necessary to pay the tax plus the costs and fees of the tax sale attorney:
 - a) The DTC will review the list of properties that is being recommended for tax sale with the Selectboard at one of their regular public meetings.
 - b) After Selectboard approval, a list of properties will be presented to an attorney who will proceed with a tax sale according to the procedures specified in 32 V.S.A § 5252.
 - c) The taxpayer, all mortgage and lien holders will be notified of the tax sale decision, the date by which full payment must be received, and the costs to expect once the sale begins.
 - d) Cost of preparing and conducting the sale, including legal fees, will be charged to the delinquent tax payer.
- M. In the event that no one purchases the property at tax sale, the DTC shall collect the delinquent taxes using any or all of the methods permitted by law (such as small claims court, VT Superior Court or Foreclosure).

This policy has been reviewed by the Board of Selectmen for comment on May 14, 2024 and adopted by the DTC on May 15, 2024.



Delinquent Tax Collector