Memo

DATE: July 15, 2022

TO: Selectboard

FROM: Shirley Goodell-Lackey, Director of Finance and HR

RE: STATUS OF DELINQUENT TAXES

In May we started the process to revise the Tax Collection Policy which was approved in June by the Selectboard. At that time the delinquent tax balance was $350,000 and is now $292,385.81. As part of those discussions, we wanted to provide a status update of the parcels that were in delinquent status. Between July 1st and July 6th, a letter was sent to every taxpayer on the Delinquent Tax Report that was specific to the facts and circumstances of the account. We requested the taxpayer contact the Finance Director by July 14th to make arrangements to pay the past due balances and keep the 2022/2023 taxes current. We have learned from taxpayers who responded that these notices were just being received a few days before July 14th. With that knowledge, staff plans to wait a few weeks before submitting accounts to the Town Attorney to assist with a tax sale should the Selectboard authorize the legal expenses for a tax sale to be encumbered by the Delinquent Tax Collector The Town Attorney would begin by mailing another notice on their office letterhead to delinquent accounts requesting communication to arrive at a resolution to pay in full or create a payment plan acceptable to the Town. In the Town Attorney's experience this has been an effective next step in resolving delinquent accounts. Accounts remaining delinquent after the additional correspondence would then be considered by the Delinquent Tax Collector to proceed to a tax sale.

Any delinquent account that was a residential property was mailed information about the Vermont Housing Finance Agency Homeowners Assistance Program that will help with the payment of past due taxes if COVID-19 was a factor along with a Notice of Right to Apply for Abatement of Taxes. If it appeared to be a residential property being assessed at a non-residential rate, information was provided to file their HS122 Vermont Homestead Declaration and Property Tax Credit and HI144 Household Income forms as they may qualify for a state payment or the homestead education tax rate.

As of July 14th the following delinquent accounts have balances over $1,000 without a payment plan acceptable to the Town in place and have not been in communication with the Town since the most recent letters were mailed out:

Parcel ID	Delinquent Taxes Owed	Tax Years with Delinquent Balance
03009-021000	$4,398	1
04010-027000	$3,558	1
07016-021000	$3,496	1
07073-001000	$44,483	3
07105-050010	$2,474	1
07105-050010	$2,836	2
08105-019001	$20,954	11
09012-024000	$2,775	1
09078-023000	$70,852	10
13098-020000	$20,535	5
15104-177000	$37,852	6
18122-008000	$1,277	1
19072-007000	$1,443	1
19098-063000	$26,464	7
20004-070001	$1,131	1
23026-019000	$3,575	1
24004-159005	$1,359	1

Staff anticipates further correspondence from the Town Attorney will likely resolve a number of these accounts, and a few others not listed under $1,000.