

TOWN OF STOWE, VERMONT
Policy for the Collection of Current & Delinquent Taxes

Purpose:

The purpose of this policy is to establish clear guidelines, so that all taxpayers will be treated equitably and will know the Town's process for the collection of current & delinquent taxes.

General Requirements for Payments

1. All payments must be payable in U.S. Dollars. Payments not meeting this requirement will immediately be returned to the sender and penalties will be attached, if applicable.
2. Checks must be current dated (not post-dated). Post-dated checks in U.S. dollars will be deposited upon receipt.
3. Postmarks are not an acceptable form proving timely payment.
4. All payments returned by a financial institution for any reason will cause the payment to be cancelled, any receipt for that payment will be void and fees, penalties and interest added where applicable.
5. Receipt will be mailed if a self-addressed stamped envelope is supplied.

Current Taxes:

1. In accordance with Section 901 of the Stowe Town Charter, "Taxes on real property shall be due in four equal installments on dates established annually by the Selectboard, provided the first payment in each fiscal year is not earlier than 30 days after the date tax bills for the fiscal year are mailed to taxpayers." Tax due dates shall be August 15th, November 15th, February 15th and May 15th, unless action is taken by the Selectboard to change the dates. If the 15th falls on a holiday or weekend, the tax due date will be the following business day.
2. Payment must be received in full in the Town Treasurer's Office by 4:30pm (ET) on the tax due date. Any credit card payment or other electronic transfer must be marked to indicate that it was sent before 4:30pm (ET) on the tax due date.

Delinquent Taxes Prior to Tax Sale:

1. Any taxes not paid when due will be deemed delinquent and payable to the Collector of Delinquent Taxes.
2. All delinquent taxes must be remitted to the Collector of Delinquent Taxes (Town Treasurer's Office). In accordance with Section 902 of the Stowe Town Charter, an additional charge of two percent of the unpaid tax shall be imposed per month for each month or fraction of the month as interest on any tax not paid on or before the dates specified.
3. Within 30 days of receiving the delinquent tax warrant, the Collector of Delinquent Taxes shall send a written notice to each delinquent taxpayer informing them of the amount due.
4. Partial payments shall be applied first to the penalties and/or interest portion(s) of the amount due, and the remainder shall be applied to the principal amount of the tax.
5. If no satisfactory payment arrangements have been made within one (1) year of the oldest tax installment being due or one (1) full year of property taxes, whichever comes first, and generally when the delinquency exceeds \$1,000, the Collector of Delinquent Taxes shall begin 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 in accordance with Title 32 of the Vermont Statutes

Annotated. Tax sales should include any municipal utility delinquencies with a lien filed in the Stowe Land Records. No tax sales shall occur during a declared State or local emergency where the Akeley Building is closed to the public or otherwise may be determined by the Town Manager as being in the best interest of the municipality.

6. Each taxpayer has the right to apply for abatement of property taxes, based upon the provisions listed in Title 24, Section 1535 of the Vermont Statutes Annotated.

Approved by the Stowe Selectboard July 10, 2024