

TOWN OF MORRISTOWN – DELINQUENT TAX COLLECTION POLICY:

The Town of Morristown follows a consistent policy of collecting delinquent Town and School District taxes. The purpose of this policy is to establish clear guidelines so that all delinquent taxpayers will be treated fairly, will know what to expect and to avoid claims that the town is acting arbitrarily. It is in the best interest of the Town and its residents that property taxes are paid when due. When payments are not received by the Treasurer on the final installment due date as voted by the Town in Annual Town Meeting, a warrant for collection is issued to the Delinquent Tax Collector. After the issuance of the warrant by the Treasurer to the Delinquent Tax Collector, interest shall accrue on delinquent taxes at the rate of 1% per month for the first three months and 1.5% interest per month thereafter as voted by the Town for each month or fraction thereof from the due dates. An 8% penalty is charged on all delinquent taxes. Provisions of Vermont Statutes will be adhered to in order to ensure that the delinquent taxpayer is afforded the necessary “due process”.

The policy of the Town of Morristown is that taxpayers with an outstanding balance on their account(s) will:

- (a). receive a Notice of Delinquency from the Delinquent Tax Collector after a warrant for collection is received from the Town Treasurer.
 - Written payment arrangements which completely pay the bill within 45 days from receipt of the notice, must be submitted to the Collector of Delinquent Taxes. This agreement will be void if any new property taxes become delinquent during the repayment period.
 - Partial payments will be applied first to the interest portion of the amount due, and the remainder will be divided proportionately between the principal amount of the tax, any expense portions of the amount due and the penalty. Interest continues to accrue until all taxes are paid in full. Additional payments are acceptable at any time.
 - Failure to abide by the terms of a payment arrangement in any way will initiate formal tax sale proceeding, legal action to recover the debt, distraint of personal property and/or foreclosure.
 - The only way to avoid tax sale is full payment of all amounts due in advance of the tax sale.
- (b). receive a certified mail notice if the delinquent account is not paid in full as stated above.
 - The certified mail notice of the delinquency is the LAST NOTICE that you will receive from the Collector of Delinquent Taxes. If, after 20 days from receipt of the certified letter, payment has not been received, the Collector will proceed with a tax sale according to the procedures specified in Title 32 V.S.A. § 5252. Statutory collection costs of preparing and conducting the tax sale, including legal fees up to a maximum of 15% of the amount of the delinquent tax, will be charged to the delinquent taxpayer. (Title 32 V.S.A. § 5258)
 - The Morristown Selectboard may appoint a tax sale agent to submit a bid that is equal to delinquent taxes, interest, penalty and costs.
 - In the event that no one purchases the property at tax sale, or if in the judgment of the Delinquent Tax Collector, proceeding with the tax sale is inadvisable, the collector shall collect the delinquent taxes using any or all of the methods permitted by law.
 - Taxpayers have a right to apply for abatement (24 V.S.A. § 1535) before the tax sale is conducted. A copy of the law pertaining to abatement will always be included in correspondence.

This policy may be amended at any time by the Selectboard and the Delinquent Tax Collector of the Town of Morristown, Vermont as provided by law.

(Revised 2016)
