# TOWN OF HINESBURG
# DELINQUENT TAX POLICY

1. Tax payments are due annually on November 15th. Taxes are considered delinquent the day following the tax due date. Interest will be added at a rate of 1% per month for the first 3 months and 1 1/2 % per month thereafter, on the unpaid principal. When partial payments are received, interest must be credited first, and the remainder applied to the principal.

2. Each month a notice will be sent to each delinquent taxpayer, which will reflect additional charges (interest) as well as payments. Interest will roll on the 15th of the month, meaning that payments should be received PRIOR to the 15th in order to avoid the additional interest charges.

3. If tax on personal property (equipment) is not paid in full within 30 days of the first notice, a lien may be recorded against that property or other action may be taken, as permitted by statute.

4. Mortgage and lien holders will be notified of delinquent taxes within 60 days after the first notice of delinquency has been sent.

5. Payment arrangements, which fully pay the taxes by July 1, are required. A signed contract may be required. Failure to make arrangements or to abide by them will require the Collector to begin the following actions to sell as much of the property as is necessary to pay the tax, costs and fees:

    a. The Collector will notify the taxpayer of the Tax Sale decision, the date by which full payment must be received, and the costs to expect once the Sale process has begun.
    b. The collector will notify all mortgage and lien holders.
    c. Once the deadline date has expired, and full payment has not been received, the Collector will proceed with the Tax Sale according to the procedures specified in 32 V.S.A. Section 5252.
    d. Cost 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.