

Things you should know as a Homeowner in Arlington

When are Tax bills issued and due for the Town of Arlington?

By annual vote, tax bills are issued 60 days prior to the due date. Also, by annual vote, the Tax date is November 4th unless the 4th falls on a weekend. For the 2023 tax year, bills will be available by September 6th and due on November 6th. Mailed payments must be postmarked by November 6th to be considered on time.

What is on my Tax bill?

In addition to your tax amount due, you will find your parcel ID and span number on your tax bill, as well as the assessed value of your property. The left side of the bill has the breakdown of your Municipal taxes. Municipal taxes are for the calendar year. The right side of the bill is the Education portion of your taxes, and these are done on a fiscal year starting July 1st of the Municipal year to the following June 30th.

How can I check that the assessed value of my property is correct?

The current assessed value of your property is located on your tax bill. Every town has a Grand List of the assessed values for all properties. Our Grand List is maintained by our local (elected) Listers. If you are unsure of the accuracy of your assessment or know that you need a reassessment, feel free to reach out to our Listers at (802) 375-9022 or lister@arlingtonvermont.org.

How is the tax rate calculated?

Our Town of Arlington Municipal tax rate is calculated by using the current year voted budget and appropriations, the Grand List, and any voted exemptions. Each year this calculation is printed in the Town report. The Education tax rate is set by the State.

How can I be a part of the budget process?

Our Municipal budget is maintained and approved for Town voting by our local Select Board. Throughout December and January, the budget is discussed at bi-weekly public Select Board

meetings. At the annual meeting each year you will have a chance to voice your thoughts and opinions and vote on the Municipal budget. For 2023 that date will be Monday, March 6th. The following day you will be able to vote by ballot on articles that will affect our final budget, such as funding for local organizations, reserve fund contributions, and exemptions.

What is the Vermont Homestead Declaration and how do I file?

By Vermont law, property owners whose homes meet the definition of a Vermont “Homestead” must file a Homestead Declaration annually by the April due date. This is done by filing Form HS-122 Section A with the State or online at myvtax.vermont.gov.

What is the Property Tax Credit Claim and how do I file?

The State of Vermont offers a credit program to eligible residents. You can file for this credit with Form HS-122 Section B and HI-144 sent to the State or online at myvtax.vermont.gov. If you qualify, and you file on time, you will receive a letter in the mail from the State of Vermont around July 1st. This letter will inform you of the amount of your credit that will be sent to the Town on your behalf. When you receive your property tax bill in September this amount will be stated and deducted from your amount due.

When is the Homestead Declaration and Property Tax Credit Claim due?

The Homestead Declaration and Property Tax Credit Claim are due when you file your State income tax each year. For 2023 that date is April 17th. If you do not file income tax returns, you still need to file Form HS-122 Sections A & B and Form HI-144 with the State to be declared a Homestead and possibly receive the Property Tax Credit.

Is the tax rate lower for a filed Homestead?

This is determined by the State since it is the Education taxes that are affected by a Homestead Declaration.

What if I already filed my income tax return and I forgot to file my Homestead Declaration and Property Tax Credit Claim?

If you have already filed your income tax return, you can amend them or simply file your Homestead Declaration and Property Tax Adjustment Claim online at myvtax.vermont.gov.

What happens if I file an extension on my income taxes?

If you file an extension on your income taxes your Homestead Declaration and Property Tax Credit Claim still need to be filed on time, but they can be filed with estimated income. Not doing so will result in a late fee. In addition, filing late will create incorrect information on your property tax bill. This not only affects your escrow payments, it may also create an underpayment which could result in delinquent taxes due.

Is there a late fee for filing after the due date?

In previous years and since COVID, the Town of Arlington as well as the State of Vermont have waived the late filing fee. Last year the State reinstated this fee. Starting with the 2023 property tax bills, the Town of Arlington will also be charging late filing fees.

What if I do file late?

If you file a late Homestead Declaration and Property Tax Credit Claim, this data could be transmitted to the Town as late as October 31st. If your property tax is in escrow, this can create many issues right down to the amount of your monthly escrow payments. It is your responsibility to make sure of the accuracy of your payment all the way up to the due date and ensure that it has been paid in full.

When are property taxes considered late?

The day after the due date, property taxes will be considered late.

What penalties are incurred by paying late?

Monthly interest accrues at 1% per month. By State statute the Delinquent Tax Collector (DTC) can charge up to 8% penalty upon delinquency. Currently the DTC for the Town of Arlington charges 4% penalty immediately, and the other 4% on any balances remaining on January 1st of the following year.

What are my payment options?

In addition to being able to drop your payment off at the Town Offices you can mail your payment, providing it is postmarked by the due date. You can set up online bill pay through most personal banking institutions. We do have an option to pay through the PayPal platform, but the resident is responsible for the fees incurred by this type of transaction. You will need to contact the Treasurer’s office to facilitate any payments through PayPal. This year we will be introducing an option to pay through ACH, so look for those details included with your 2023 property tax bills. Also, for property owners that are in the area, the Arlington branch of The Bank of Bennington accepts deposits directly into our Property Tax account with your deposit slip being your receipt.

Can I make partial payments?

The Town of Arlington will accept partial payments at any time, although taxes still need to be paid in full by the due date to avoid penalty and interest charges.

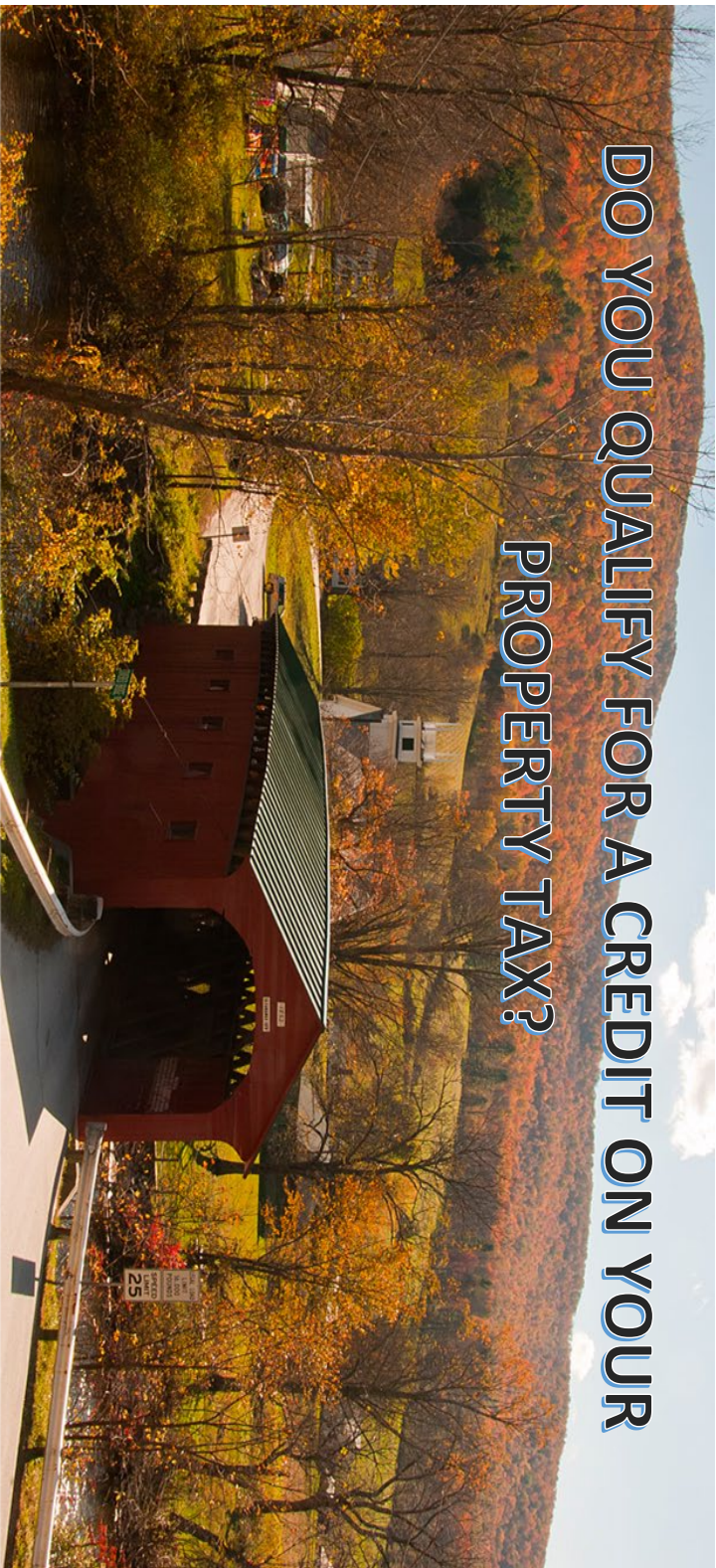
What if I have a delinquent balance?

If you have a delinquent balance, you should reach out to the Delinquent Tax Collector as soon as possible. Tax sales will be resuming in 2023 for properties that have a balance and no payment arrangement set up with the DTC.

Currently the State of Vermont is offering an assistance program, VHAP, to help residents in need. They are helping to catch up utilities, mortgages, and delinquent taxes. You can go to <https://vermonthap.vhfa.org> to see if you qualify.

If you have any questions about the information in this brochure, please feel free to reach out to me with a call or email.

For contact information for all town offices visit our website at: arlingtonvermont.org



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