



Town of Westfield ♦ 38 School St., Westfield, VT 05874 ♦ (802) 744-2484

Hours: Mon.-Thurs. 8 am-4pm ♦ Email: [townofwestfield@comcast.net](mailto:townofwestfield@comcast.net) ♦ Website: [www.westfield.vt.gov](http://www.westfield.vt.gov)

## NOTICE TO WESTFIELD PROPERTY TAXPAYERS

Tax Year: January 1, 2024 to December 31, 2024

This property tax bill includes one perforated coupon attached to the bottom of the tax bill. Please return this coupon with your payment. **This is the only bill you will receive.**

### DUE DATE:

Due dates for property taxes are voted on at the Annual Town Meeting. **All tax payments are due at the Town Clerk/Treasurer's Office by 4:00 PM on the due date. Postmarks are not accepted.**

- **Payment Due Date: October 3, 2024 (NEW -- First Thursday of October, each year)**

An 8% penalty on the unpaid principal will be charged immediately if payment is not received in full by the due date as provided by 32 V.S.A. §1674. Additionally, an interest rate of 1% per month, for the first three months and 1.5% thereafter on unpaid balances per 32 V.S.A. §4873.

### PAYMENTS:

The Town of Westfield offers various options for paying your property tax bill: in-person during office hours, 24-hour wall mounted drop box next to the Town Office front door, mail, online credit/debit card (convenience fees apply) and electronic ACH deposit (e-check) through our website. Learn more at [www.westfield.vt.gov/property-taxes](http://www.westfield.vt.gov/property-taxes) (look for the **MuniciPay** logo).



Our system can receive tax payments weekly, monthly, quarterly or whichever way accommodates your budget, as long as the taxes are paid in full by the due date. Contact us if you need assistance.

Postdated checks or other checks not meeting the requirements will be returned and penalties will be added if applicable. All checks returned by the bank for any reason will cause the payment and receipt to be voided and delinquent penalties will be added, if this occurs after the due date.

### ESCROW PAYMENTS:

If your taxes are held in escrow by a mortgage company, you are responsible for providing your escrow company with all the current information included on your property tax bill. If you receive a revised tax bill, it is also your responsibility to inform your escrow company of changes made to your property tax account.

**FAILURE TO RECEIVE A TAX BILL DOES NOT RELIEVE THE TAXPAYER  
OF RESPONSIBILITY TO PAY THE TAXES WHEN DUE NOR  
DOES IT RELIEVE THE ADDITION OF PENALTIES AND/OR INTEREST.**

### **OVERPAYMENTS:**

Overpayments less than \$10.00 will be credited towards next year's taxes; overpayments over \$10.00 will be returned to whoever we received the overpayment from, unless directed differently in writing by the property owner.

### **HOMESTEAD DECLARATION/PROPERTY TAX CREDIT:**

Property owners in Vermont are required by statute to annually file a HS-122 Vermont Homestead Declaration. Filing HS-122 is how the State informs the town that the taxpayer receives either the homestead education rate or the non-residential education rate. Property owners who qualify and have filed their annual Property Tax Credit Claim/Household Income (HI-144) with the Vermont Department of Taxes, by the due date, may see a property tax adjustment in the form of a credit on their tax bill. Learn more at <https://tax.vermont.gov/property-owners/homestead-declaration>.

### **CHANGE OF ADDRESS:**

You must notify the town of any mailing address changes at 802-744-2484 or email [townofwestfield@comcast.net](mailto:townofwestfield@comcast.net).

### **TRANSFER OF PROPERTY:**

By law, taxes are levied on the property as it exists for the owner of record on April 1<sup>st</sup> prior to the start of the tax year. Tax bills are mailed to the April 1<sup>st</sup> owner of record at the address on file with the Lister's Office.

- If your property is sold after April 1<sup>st</sup>, it is **YOUR RESPONSIBILITY** to forward the tax bill to the new owner and the new owner's responsibility to take notice of the due dates.
- If your property is subdivided after April 1<sup>st</sup> your bill contains taxes due on the entire parcel. It is **YOUR RESPONSIBILITY** to make sure the entire tax bill is paid in full for the year.

***You must contact your attorney for prorated taxes or funds being held in escrow on the sale and/or division of the property as our office does not know what arrangements have been made regarding who is to pay the taxes at the time of transfer.***

### **ABATEMENT:**

Each taxpayer has a right to apply for abatement of property taxes based on any of the grounds listed in 24 V.S.A. § 1535. Learn more at [www.westfield.vt.gov/town-documents-forms](http://www.westfield.vt.gov/town-documents-forms). If you would like to schedule a meeting with the Board of Abatement, please contact the Town Clerk at (802) 744-2484 or [townofwestfield@comcast.net](mailto:townofwestfield@comcast.net).

### **DELINQUENT TAXES:**

The Town of Westfield follows a Delinquent Tax Collection policy for collecting delinquent taxes. The purpose of this policy is to establish clear guidelines so that all delinquent taxpayers will be treated fairly and will know what to expect. Provisions of Vermont Statutes will be adhered to in order to ensure that the delinquent taxpayer is afforded the necessary "due process." Learn more at [www.westfield.vt.gov/property-taxes](http://www.westfield.vt.gov/property-taxes).

*See the notice printed on the back of your tax bill for more important information provided by the Vermont Department of Taxes.*