

Waive Penalty – Late Homestead Filing

A Homestead Declaration is considered to be filed late after the April 15th filing date. The state allows municipalities to bill for and collect a penalty for that late filing. The penalty for filing the homestead late is up to **3%** of the education property tax on the property if the nonresidential rate is higher than the homestead rate or **8%** if the nonresidential rate is lower than the homestead rate. Although we have not received the education tax rates from the state or set our municipal tax rate yet, it looks like this year the nonresidential tax rate will be higher than the homestead tax rate.

The State of Vermont is not always clear about the Homestead Declaration and the deadlines for filing, so I believe the penalty is unnecessarily punitive. It is a penalty that I also believe could be difficult to collect. All appeals of the late filing penalty come before the Selectboard. The Board would have to determine whether or not paying the penalty caused an undue hardship (as defined by law) for the property owner. It seems an unnecessary penalty.

I would encourage the Board to waive the late filing penalty for F&25/26, as has been done in previous years.

Mary

3-31-2025