

**Selectboard
Town of Weston
P.O. Box 98
Weston, VT. 05161**

Town of Weston

Policy Regarding Late –Filed Homestead Declarations

If the property is incorrectly declared a homestead in a municipality that has a lower homestead tax rate than non-residential rate, then the penalty is eight (8) percent of the current education tax for that property, but if the homestead rate is higher than the non-residential, then the penalty is three (3) percent of the correct education tax!

If the undeclared homestead is located in a municipality with a lower non-residential tax rate than the homestead rate, then the penalty is eight (8) percent of the correct education tax for the property, but if the non-residential rate is higher than the homestead, then the penalty is three (3) percent of the correct education tax.


The Town of Weston may under compelling circumstances, waive this penalty if the evidence can be provided that the late filing was the result of Military Service, i.e. deployment, or family bereavement, i.e. death, significant injury or serious illness during the three months prior to the required filing date.

Municipalities have the discretion to access or not access penalties. In discussing the assessment of homestead declarations penalties, Act 45 of the 2011 session amended 32 V.S.A. §5410(g) to read the municipality shall issue a corrected tax bill that may include a penalty.

Approved Date August 23, 2011



Denis Benson-Chair




Darrell Hart

Robert Johnston-Vice Chair



Jeff Yruba



Shirley Knowlton-Secretary