

***Can the town clerk change or remove the names on a deed or on the tax bills?
Recently, a citizen came into the office and wanted his ex-wife's name removed from the deed and bill. He said that he had showed a copy of the divorce decree to the previous clerk several years ago but it had never been put into the town records.***

The clerk has no authority to alter legal records on request. If a citizen brings in a certified copy of the divorce decree (judgment) and has it recorded in land records of the town where the property is located, it will be as effective as a deed in transferring the ownership, consistent with the terms of the decree. The citizen should also bring in a completed property transfer tax return to be filed, even though there is no transfer tax due. 15 V.S.A. § 754.

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