

SAMPLE NOTICE OF LIEN ON REAL PROPERTY¹

NOTICE IS HEREBY GIVEN, pursuant to 32 V.S.A. § 5061 [and charter, etc.], that the [Town/City of] _____ asserts its lien against the real estate of [taxpayer: John Doe and Jane Doe] located at ___ [street address]___ in said [Town/City of] _____, County of _____, State of Vermont, and being more particularly described as all and the same lands and premises conveyed to the said [John Doe and Jane Doe] by ___ [warranty, quitclaim, etc.] ___ Deed of [Mark Jones and Mary Jones], dated _____, and recorded in Volume ___ at Page ___ of the Land Records of the [Town/City of] _____, Vermont.

This lien is hereby asserted for delinquent property taxes in the amount of \$_____, plus interest, penalties, costs and collection fees for the tax year [20___].

Dated at [Town/City of] _____, Vermont this ___ day of _____, 20___.

[Signature]
Collector of Delinquent Taxes
Town/City of _____

¹ State law provides that municipal taxes are an automatic lien on real estate. 32 V.S.A. § 5061. Therefore it is not necessary to file this lien on each and every property on which taxes are delinquent. This sample notice is provided for use when a delinquent tax collector has information to believe that the property owner may file for bankruptcy. In such a case, it is advisable to file written notice of a lien to assure that the Bankruptcy Court will treat the taxes as a secured lien.