

August 01, 2025

New Minimum Debt Threshold for Holding a Tax Sale



The Vermont Legislature passed [Act 73 \(H.454\)](#) this past session. This act, which became effective on July 1, establishes (on pages 140-141) a minimum debt for tax sales by prohibiting the collector of delinquent taxes (DTC) from extending the warrant to initiate a tax sale unless the taxpayer owes at least \$1,500.00 in back taxes.

Taken together with the changes from [Act 106 of 2024](#), **municipalities can now only hold a tax sale if a taxpayer:**

- owes a minimum of \$1,500.00,
- has been given an opportunity to enter a written reasonable repayment plan, and
- has also been delinquent for a period longer than one year.

Our [Delinquent Tax Collection Handbook](#) has been updated with this information.

