

Appendix B: Utility Valuation Statutes

In an effort to keep up with technology advances, statute addressing certain types of utility valuation have changed over time, resulting in different treatments for different types of utilities. For example, natural gas and solar property has specific rules in statute about how they are to be valued, and telephone infrastructure has a specific personal property tax.

Property Type	Ed Tax Treatment	Muni Tax Treatment	Municipal ownership	Notes
Electric Utility				
Land and Buildings	Non-homestead tax	Taxable	If within muni for muni, no tax	
Poles, lines and fixtures	Taxed at fair market value	Taxable as real property	If within muni for muni, no tax	32 VSA § 3620
Electric Generation, Distribution, Transmission (Net metered, solar)				§ 3602a 32 V.S.A. § 3481
Cable TV				
Land and Buildings	Non-homestead tax	Taxable	If within muni for muni, no tax	
Poles, lines and fixtures	"Cables, lines, fixtures and poles" are taxed as non-homestead property	Personal personal property subject to tax if municipality taxes business personal property	If within muni for muni, no tax	5401(10)(D)
Telephone Companies				
Land and Buildings	Non-homestead tax	Taxable	If within muni for muni, no tax	
Poles and lines	Tax on net book value of personal property,	Exempt	No	Sec. 8521
Internet Providers	No Specific language. Cable broadband typically follows Cable TV, DSL typically follows Telephone			
Electric Generation (Net metered, solar)				32 V.S.A. § 3481
Public Utility				32 V.S.A. § 4452
Petroleum or Natural Gas Utility				§ 3621