

**H.509 - Homestead Tax Rates: Current Law and Proposal**

*Note: The proposal would be phased in beginning in FY2018, with full implementation in FY2021. These hypothetical homestead property tax rates and income tax rates are based on per-pupil education spending in FY2018 but reflect full implementation of the proposal, which would not occur until FY2021. In FY2018, homestead tax rates would actually be calculated at 80% of the base payment, so the difference between homestead tax rates under current law and the proposal would be smaller.*

*Does not include the excess-spending penalty - data unavailable.*

Towns	Property			Income		
	Current Law	Proposal	Difference	Current Law	Proposal	Difference
Andover	1.47	1.45	(0.02)	2.52	2.46	(0.05)
Athens	1.40	1.32	(0.08)	2.38	2.25	(0.13)
Bakersfield	1.42	1.35	(0.07)	2.41	2.30	(0.11)
Barre City	1.27	1.12	(0.15)	2.16	1.90	(0.26)
Barre Town	1.24	1.07	(0.17)	2.10	1.82	(0.29)
Barton ID	1.41	1.33	(0.08)	2.39	2.26	(0.13)
Bennington ID	1.41	1.34	(0.08)	2.39	2.27	(0.12)
Benson	1.46	1.40	(0.05)	2.47	2.38	(0.08)
Berkshire	1.37	1.27	(0.10)	2.32	2.16	(0.16)
Bloomfield	1.48	1.45	(0.04)	2.51	2.46	(0.06)
Bolton	1.49	1.48	(0.01)	2.70	2.70	-
Braintree	1.42	1.40	(0.02)	2.50	2.50	-
Brandon	1.40	1.35	(0.05)	2.39	2.39	-
Brighton	1.55	1.55	(0.00)	2.62	2.63	0.01
Brookfield	1.42	1.39	(0.03)	2.47	2.47	-
Brownington	1.27	1.13	(0.13)	2.16	1.93	(0.23)
Brunswick	1.11	1.00	(0.11)	2.00	1.70	(0.30)
Burlington	1.49	1.46	(0.03)	2.53	2.49	(0.04)
Cambridge	1.47	1.45	(0.02)	2.54	2.50	(0.04)
Cavendish	1.54	1.53	(0.01)	2.60	2.60	(0.00)
Charleston	1.44	1.38	(0.06)	2.44	2.34	(0.10)
Charlotte	1.43	1.42	(0.01)	2.42	2.41	(0.01)
Chester	1.49	1.45	(0.03)	2.52	2.47	(0.05)
Chittenden	1.39	1.34	(0.05)	2.36	2.28	(0.08)
Colchester	1.40	1.31	(0.09)	2.37	2.23	(0.14)
Coventry	1.40	1.32	(0.08)	2.38	2.24	(0.13)
Danby	1.51	1.48	(0.02)	2.55	2.52	(0.03)
Derby	1.34	1.22	(0.12)	2.27	2.07	(0.20)
Elmore	1.43	1.36	(0.07)	2.42	2.32	(0.11)
Enosburgh	1.33	1.21	(0.12)	2.26	2.06	(0.20)
Fair Haven	1.46	1.42	(0.05)	2.48	2.41	(0.07)
Fairfax	1.32	1.19	(0.13)	2.23	2.02	(0.22)
Fairfield	1.39	1.36	(0.03)	2.36	2.31	(0.05)
Fletcher	1.40	1.31	(0.08)	2.37	2.24	(0.14)
Franklin	1.33	1.20	(0.13)	2.25	2.04	(0.21)
Georgia	1.37	1.26	(0.10)	2.32	2.15	(0.17)
Glover	1.48	1.44	(0.04)	2.51	2.45	(0.06)
Goshen	1.40	1.35	(0.05)	2.37	2.33	(0.05)
Grafton	1.41	1.34	(0.08)	2.40	2.27	(0.12)
Granby	1.00	1.00	(0.00)	2.00	1.70	(0.30)
Guildhall	1.00	1.00	(0.00)	2.00	1.70	(0.30)
Halifax	1.42	1.35	(0.07)	2.41	2.30	(0.11)

Towns	Property			Income		
	Current Law	Proposal	Difference	Current Law	Proposal	Difference
Highgate	1.38	1.29	(0.10)	2.34	2.18	(0.15)
Hinesburg	1.43	1.42	(0.01)	2.42	2.41	(0.01)
Holland	1.54	1.53	(0.01)	2.61	2.60	(0.00)
Huntington	1.50	1.48	(0.01)	2.54	2.52	(0.02)
Hyde Park	1.45	1.44	(0.01)	2.56	2.56	-
Ira	1.11	1.00	(0.11)	2.00	1.70	(0.30)
Irasburg	1.36	1.25	(0.11)	2.30	2.12	(0.18)
Jericho	1.49	1.48	(0.01)	2.53	2.52	(0.01)
Johnson	1.45	1.44	(0.01)	2.53	2.53	-
Landgrove	1.42	1.35	(0.07)	2.41	2.29	(0.12)
Leicester	1.40	1.38	(0.02)	2.51	2.51	-
Londonderry	1.42	1.35	(0.07)	2.41	2.29	(0.12)
Lowell	1.32	1.19	(0.13)	2.23	2.02	(0.21)
Lunenburg	1.40	1.32	(0.08)	2.38	2.25	(0.13)
Lyndon	1.51	1.50	(0.02)	2.57	2.54	(0.02)
Maidstone	1.00	1.00	(0.00)	2.00	1.70	(0.30)
Mendon	1.39	1.34	(0.05)	2.36	2.27	(0.09)
Milton	1.49	1.46	(0.03)	2.53	2.49	(0.04)
Montgomery	1.28	1.13	(0.15)	2.17	1.92	(0.25)
Morgan	1.34	1.22	(0.11)	2.27	2.08	(0.19)
Morristown	1.43	1.36	(0.07)	2.42	2.32	(0.11)
Newport City	1.43	1.37	(0.07)	2.43	2.32	(0.10)
Newport Town	1.54	1.53	(0.01)	2.61	2.61	(0.00)
North Hero	1.39	1.31	(0.09)	2.36	2.22	(0.14)
Northfield	1.54	1.53	(0.01)	2.61	2.61	(0.00)
Orange	1.39	1.29	(0.09)	2.35	2.20	(0.15)
Orleans ID	1.34	1.23	(0.12)	2.28	2.09	(0.19)
Orwell	1.41	1.33	(0.08)	2.38	2.26	(0.13)
Peru	1.42	1.35	(0.07)	2.41	2.29	(0.12)
Pittsfield	1.30	1.16	(0.14)	2.20	1.97	(0.23)
Poultney	1.51	1.49	(0.02)	2.56	2.54	(0.03)
Pownal	1.50	1.48	(0.02)	2.55	2.52	(0.03)
Randolph	1.42	1.39	(0.03)	2.45	2.45	-
Readsboro	1.42	1.35	(0.07)	2.40	2.29	(0.12)
Richford	1.27	1.12	(0.15)	2.16	1.90	(0.26)
Richmond	1.49	1.48	(0.01)	2.53	2.52	(0.01)
Royalton	1.47	1.42	(0.05)	2.48	2.41	(0.07)
Rupert	1.37	1.35	(0.02)	2.40	2.30	(0.10)
Rutland City	1.48	1.44	(0.04)	2.51	2.45	(0.06)
Rutland Town	1.45	1.39	(0.06)	2.46	2.37	(0.09)
Searsburg	1.35	1.24	(0.11)	2.29	2.10	(0.18)
Shaftsbury	1.32	1.19	(0.13)	2.23	2.02	(0.21)
Sharon	1.54	1.53	(0.00)	2.61	2.61	0.00
Shelburne	1.43	1.42	(0.01)	2.42	2.41	(0.01)
Sheldon	1.30	1.17	(0.14)	2.21	1.98	(0.23)
South Hero	1.54	1.53	(0.01)	2.60	2.60	(0.00)
St. Albans City	1.39	1.36	(0.03)	2.36	2.31	(0.05)
St. Albans Town	1.39	1.36	(0.03)	2.36	2.31	(0.05)
St. George	1.43	1.42	(0.01)	2.42	2.41	(0.01)
Stamford	1.29	1.15	(0.15)	2.19	1.95	(0.24)
Stowe	1.49	1.46	(0.03)	2.53	2.48	(0.05)
Swanton	1.40	1.32	(0.08)	2.38	2.25	(0.13)

Towns	Property			Income		
	Current Law	Proposal	Difference	Current Law	Proposal	Difference
Troy	1.44	1.38	(0.06)	2.45	2.35	(0.09)
Underhill Town	1.49	1.48	(0.01)	2.53	2.52	(0.01)
Walden	1.34	1.22	(0.12)	2.27	2.08	(0.19)
Wardsboro	1.55	1.55	(0.00)	2.62	2.63	0.01
Washington	1.46	1.42	(0.05)	2.48	2.41	(0.07)
Wells	1.28	1.13	(0.15)	2.17	1.92	(0.25)
West Haven	1.27	1.12	(0.15)	2.15	1.90	(0.25)
Westfield	1.47	1.42	(0.05)	2.48	2.41	(0.07)
Westminster	1.53	1.53	(0.01)	2.60	2.59	(0.01)
Weston	1.42	1.35	(0.07)	2.41	2.29	(0.12)
Whiting	1.40	1.36	(0.04)	2.48	2.48	-
Williamstown	1.47	1.43	(0.04)	2.50	2.43	(0.06)
Williston	1.43	1.42	(0.01)	2.42	2.41	(0.01)
Windsor	1.29	1.15	(0.14)	2.19	1.96	(0.24)
Winooski ID	1.39	1.30	(0.09)	2.35	2.20	(0.15)
Woodford	1.30	1.20	(0.09)	2.24	2.04	(0.19)
Averill	1.00	1.00	-	2.00	1.70	(0.30)
Avery's Gore	1.00	1.00	-	2.00	1.70	(0.30)
Belvidere	1.52	1.52	-	2.72	2.72	-
Eden	1.56	1.56	-	2.77	2.77	-
Ferdinand	1.00	1.00	-	2.00	1.70	(0.30)
Glastenbury	1.00	1.00	-	2.00	1.70	(0.30)
Lewis	1.00	1.00	-	2.00	1.70	(0.30)
Pittsford	1.48	1.48	-	2.69	2.69	-
Shrewsbury	1.50	1.50	-	2.59	2.64	0.05
Somerset	1.00	1.00	-	2.00	1.70	(0.30)
Sudbury	1.49	1.49	-	2.71	2.71	-
Sunderland	1.00	1.00	-	2.00	1.70	(0.30)
Warner's Grant	1.00	1.00	-	2.00	1.70	(0.30)
Warren's Gore	1.00	1.00	-	2.00	1.70	(0.30)
Addison	1.63	1.73	0.10	2.75	2.93	0.18
Albany	1.57	1.58	0.01	2.66	2.68	0.03
Alburgh	1.57	1.58	0.01	2.66	2.69	0.03
Arlington	1.65	1.71	0.06	2.80	2.91	0.11
Baltimore	1.56	1.57	0.01	2.65	2.67	0.02
Barnard	1.63	1.68	0.05	2.77	2.86	0.09
Barnet	1.63	1.67	0.04	2.76	2.84	0.08
Berlin	1.75	1.86	0.11	2.96	3.16	0.20
Bethel	1.73	1.83	0.10	2.93	3.11	0.18
Bridgewater	1.59	1.61	0.02	2.69	2.73	0.05
Bridport	1.61	1.70	0.09	2.73	2.89	0.16
Bristol	1.62	1.66	0.04	2.74	2.82	0.08
Brookline	1.66	1.72	0.06	2.81	2.92	0.11
Burke	1.62	1.65	0.04	2.74	2.81	0.07
Cabot	1.80	1.95	0.14	3.05	3.31	0.25
Calais	1.68	1.75	0.07	2.85	2.98	0.14
Canaan	1.56	1.57	0.01	2.65	2.67	0.02
Castleton	1.58	1.60	0.02	2.68	2.72	0.04
Chelsea	1.67	1.73	0.07	2.82	2.95	0.12
Clarendon	1.53	1.55	0.02	2.63	2.64	0.01

Towns	Property			Income		
	Current Law	Proposal	Difference	Current Law	Proposal	Difference
Concord	1.69	1.78	0.08	2.87	3.02	0.15
Cornwall	1.61	1.70	0.09	2.73	2.89	0.16
Danville	1.61	1.65	0.04	2.73	2.80	0.07
Dorset	1.71	1.80	0.09	2.89	3.05	0.16
Dover	1.64	1.68	0.05	2.77	2.86	0.09
Duxbury	1.56	1.62	0.06	2.64	2.75	0.11
East Haven	1.68	1.75	0.07	2.84	2.97	0.13
East Montpelier	1.83	1.98	0.16	3.09	3.37	0.28
Fayston	1.56	1.62	0.06	2.64	2.75	0.11
Ferrisburgh	1.63	1.73	0.10	2.75	2.93	0.18
Grand Isle	1.58	1.60	0.02	2.68	2.71	0.04
Granville	1.82	1.97	0.15	3.08	3.34	0.27
Groton	1.61	1.64	0.03	2.72	2.79	0.07
Hancock	1.72	1.82	0.10	2.92	3.10	0.18
Hartford	1.57	1.58	0.01	2.66	2.69	0.03
Hartland	1.63	1.68	0.05	2.77	2.86	0.09
Hubbardton	1.62	1.65	0.04	2.74	2.81	0.07
Isle La Motte	1.56	1.56	0.01	2.64	2.66	0.02
Jamaica	1.77	1.89	0.12	2.99	3.21	0.22
Jay	1.57	1.58	0.01	2.66	2.68	0.03
Killington	1.71	1.80	0.09	2.90	3.06	0.16
Kirby	1.57	1.59	0.02	2.67	2.70	0.03
Lemington	2.10	2.41	0.31	3.56	4.10	0.54
Lincoln	1.70	1.79	0.09	2.88	3.04	0.16
Ludlow	1.72	1.81	0.10	2.91	3.08	0.17
Manchester	1.68	1.75	0.07	2.84	2.98	0.13
Marlboro	1.68	1.75	0.07	2.84	2.97	0.13
Marshfield	1.69	1.78	0.08	2.87	3.02	0.15
Middlebury ID	1.61	1.70	0.09	2.73	2.89	0.16
Middlesex	1.74	1.85	0.11	2.95	3.14	0.19
Middletown Springs	1.56	1.57	0.01	2.65	2.67	0.02
Monkton	1.64	1.70	0.05	2.79	2.89	0.10
Montpelier	1.55	1.55	0.00	2.62	2.63	0.01
Moretown	1.56	1.62	0.06	2.64	2.75	0.11
Mt. Holly	1.65	1.70	0.06	2.79	2.89	0.10
Mt. Tabor	1.34	1.36	0.02	2.41	2.32	(0.09)
New Haven	1.56	1.57	0.01	2.64	2.66	0.02
Newark	1.64	1.69	0.05	2.78	2.88	0.10
Newfane	1.69	1.77	0.08	2.86	3.01	0.15
North Bennington ID	1.59	1.61	0.02	2.69	2.73	0.05
Norton	1.78	1.92	0.13	3.02	3.26	0.24
Norwich	1.87	2.05	0.18	3.16	3.48	0.32
Panton	1.63	1.73	0.10	2.75	2.93	0.18
Pawlet	1.31	1.32	0.01	2.36	2.25	(0.12)
Peacham	1.86	2.03	0.18	3.15	3.46	0.31
Plainfield	1.69	1.78	0.08	2.87	3.02	0.15
Plymouth	1.86	2.03	0.17	3.15	3.45	0.31
Pomfret	1.59	1.62	0.03	2.70	2.75	0.05
Proctor	1.64	1.70	0.05	2.79	2.89	0.10
Reading	1.73	1.83	0.10	2.93	3.11	0.18
Ripton	1.61	1.70	0.09	2.73	2.89	0.16
Rochester	1.63	1.67	0.05	2.76	2.84	0.09

Towns	Property			Income		
	Current Law	Proposal	Difference	Current Law	Proposal	Difference
Rockingham	1.68	1.76	0.08	2.85	2.99	0.14
Roxbury	1.84	2.01	0.17	3.13	3.42	0.30
Ryegate	1.61	1.64	0.03	2.72	2.79	0.07
Salisbury	1.61	1.70	0.09	2.73	2.89	0.16
Sandgate	1.62	1.67	0.04	2.75	2.83	0.08
Shaftsbury ID	1.59	1.61	0.02	2.69	2.73	0.05
Sheffield	1.68	1.75	0.07	2.85	2.98	0.14
Shoreham	1.61	1.70	0.09	2.73	2.89	0.16
South Burlington	1.58	1.60	0.02	2.68	2.72	0.04
Springfield	1.65	1.70	0.06	2.79	2.89	0.10
Starksboro	1.63	1.68	0.05	2.76	2.85	0.09
Stockbridge	1.63	1.67	0.05	2.76	2.85	0.09
Strafford	1.62	1.67	0.04	2.75	2.83	0.08
Stratton	1.58	1.60	0.02	2.68	2.73	0.04
Sutton	1.76	1.88	0.12	2.98	3.20	0.21
Tinmouth	1.53	1.55	0.02	2.59	2.64	0.05
Townshend	1.79	1.93	0.14	3.04	3.28	0.25
Tunbridge	1.63	1.68	0.05	2.76	2.85	0.09
Vergennes	1.63	1.73	0.10	2.75	2.93	0.18
Victory	2.21	2.58	0.37	3.74	4.39	0.65
Waitsfield	1.56	1.62	0.06	2.64	2.75	0.11
Wallingford	1.53	1.55	0.02	2.59	2.64	0.05
Waltham	1.63	1.73	0.10	2.75	2.93	0.18
Warren	1.56	1.62	0.06	2.64	2.75	0.11
Waterbury	1.56	1.62	0.06	2.64	2.75	0.11
Waterford	1.57	1.58	0.01	2.66	2.69	0.03
Waterville	1.61	1.67	0.06	2.78	2.88	0.10
Weathersfield	1.55	1.56	0.00	2.63	2.64	0.01
Wells River	1.61	1.64	0.03	2.72	2.79	0.07
West Rutland	1.57	1.59	0.01	2.66	2.70	0.03
West Windsor	1.69	1.77	0.08	2.87	3.02	0.15
Weybridge	1.61	1.70	0.09	2.73	2.89	0.16
Wheelock	1.68	1.75	0.07	2.85	2.98	0.14
Whitingham	2.03	2.30	0.27	3.44	3.92	0.48
Wilmington	1.89	2.08	0.19	3.20	3.54	0.34
Windham	1.67	1.74	0.07	2.83	2.96	0.13
Winhall	1.84	2.01	0.17	3.12	3.42	0.29
Woodstock	1.66	1.72	0.06	2.81	2.92	0.11
Worcester	1.67	1.75	0.07	2.84	2.97	0.13

\* This analysis includes budgets that were voted down or changed at town meeting and excludes budgets that were not reported to the Agency of Education. Merger incentives are included in the homestead tax rates.