

1 Introduced by Committee on Government Operations

2 Date:

3 Subject: Municipal Government; records; fees; town clerk

4 Statement of purpose of bill as introduced: This bill proposes to:

5 (1) require that the town fee report include a summary of the monies  
6 allocated from each town's Restoration and Preservation Reserve Fund for the  
7 digitization of records;

8 (2) increase the fees for town clerk recording services;

9 (3) require each town to establish a Restoration and Preservation  
10 Reserve Fund for the restoration, preservation, digitization, and conservation  
11 of municipal records;

12 (4) require land surveyors to submit a digital copy of a survey plat to the  
13 Vermont Center for Geographic Information at the time that the official plat is  
14 filed with a town clerk;

15 (5) require a survey plat to be recorded when a parcel is subdivided or  
16 when the boundaries of a parcel are changed;

17 (6) specify the time at which a State tax lien is deemed "filed" with a  
18 town clerk;

19 (7) require towns to bear the costs associated with returning the original  
20 copy of an instrument to the person who filed the instrument for record; and



1 Sec. 2. 32 V.S.A. § 1671 is amended to read:

2 § 1671. TOWN CLERK

3 (a) For the purposes of this section, a “page” is defined as a single side of a  
4 leaf of paper on which is printed, written, or otherwise placed information to  
5 be recorded or filed. The maximum covered area on a page shall be 7½ inches  
6 by 14 inches. All letters shall be at least one-sixteenth inch in height or in at  
7 least ~~eight point~~ eight-point type. Unless otherwise provided by law, the fees  
8 to town clerks shall be as follows:

9 (1) For recording a trust mortgage deed as provided in 24 V.S.A.  
10 § 1155, ~~\$10.00~~ \$15.00 per page;

11 (2) For filing or recording a copy of a complaint to foreclose a mortgage  
12 as provided in 12 V.S.A. § 4523(b), ~~\$10.00~~ \$15.00 per page;

13 \* \* \*

14 (4) For examination of records by others a fee of ~~\$2.00~~ \$4.00 per hour  
15 may be charged;

16 \* \* \*

17 (6) For the recording or filing, or both, of any document that is to  
18 become a matter of public record in the town clerk’s office, ~~or a fee of \$15.00~~  
19 per page shall be charged; for any certified copy of such document, a fee of  
20 \$10.00 per page shall be charged; ~~except that~~ for the recording or filing, or  
21 both, of a property transfer return, a fee of ~~\$10.00~~ \$15.00 shall be charged;

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\* \* \*

(8) For survey plats filed in accordance with 27 V.S.A. chapter 17, a fee of ~~\$15.00~~ \$25.00 per 11 inch by 17 inch sheet, ~~\$15.00~~ \$25.00 per 18 inch by 24 inch sheet, and ~~\$15.00~~ \$25.00 per 24 inch by 36 inch sheet shall be charged.

\* \* \*

(c)(1) The legislative body ~~may~~ shall create a Restoration and Preservation Reserve Fund of ~~no less than \$0.50 per page and no more than \$1.00 per page~~ not less than \$4.00 per page from the per page recording fees established under ~~subdivisions (a)(1) and (6)~~ of this section.

(2) The Restoration and Preservation Reserve Fund shall be used solely for restoration, preservation, digitization, storage, and conservation of municipal records. ~~If a municipality has previously established the Fund, no additional action will be required.~~

(3) Notwithstanding subdivision (1) of this subsection, a municipality may allocate less than \$4.00 per page from recording fees if the clerk of the municipality annually certifies that the municipality has sufficient dedicated reserve funds to provide for the uses described in subdivision (2) of this subsection. On or before the third Monday of each year, the clerk shall submit a copy of the certification to the House Committee on Government Operations.

~~(d) A legislative body may establish or abolish a Restoration Reserve Fund only by affirmative vote at a legally warned meeting of the legislative body.~~

1 Nothing in this section shall preclude a municipality from committing funds to  
2 a Restoration and Preservation Reserve Fund in addition to those funds in  
3 subsection (c) of this section.

4 (e) Unspent funds in the Restoration and Preservation Reserve Fund shall  
5 carry over to subsequent fiscal years, and shall be available as needed for the  
6 purposes described in subsection (c) of this section.

7 (f) When more than one previously recorded instrument is affected by the  
8 terms of a new instrument submitted for recording, the per page fee established  
9 in this section shall be assessed for each document affected by the terms of the  
10 new instrument.

11 \* \* \* Filing of Digital Survey Plats \* \* \*

12 Sec. 3. 27 V.S.A. § 1401 is amended to read:

13 § 1401. ACCEPTANCE OF SURVEY PLATS; DEFINITION

14 (a) Each town clerk shall accept survey plats for filing and maintain files  
15 and indices to files of survey plats in accordance with this chapter.

16 (b) ~~For purposes of~~ As used in this chapter;

17 (1) ~~“survey Survey plat” shall mean~~ means a map or plan drawn to scale  
18 of one or more parcels, tracts or subdivisions of land, showing, but not limited  
19 to, boundaries, corners, markers, monuments, easements, and other rights.

20 (2) “Center” means the Vermont Center for Geographic Information.



1 Sec. 5. 27 V.S.A. § 341 is amended to read:

2 § 341. REQUIREMENTS GENERALLY; RECORDING

3 \* \* \*

4 (b)(1) A deed or other conveyance of land that includes a reference to a  
5 survey prepared or revised after July 1, 1988 may be recorded only if it is  
6 accompanied by the survey to which it refers, or cites the volume and page in  
7 the land records showing where the survey has previously been recorded.

8 (2) If the conveyance of land results in the subdivision of a parcel or a  
9 change in the boundaries of a parcel after July 1, 2019, the deed shall:

10 (A) be accompanied by a survey plat that depicts the new parcel  
11 boundaries; or

12 (B) cite the volume and page in the land records that indicates where  
13 the new parcel boundaries have previously been recorded.

14 (3) The failure to comply with this subsection shall not:

15 (A) void or invalidate the deed or other instruments recorded; or

16 (B) render the title to the property depicted in the survey plat  
17 unmarketable.

18 \* \* \*

19 \* \* \* Recording of Tax Liens \* \* \*

20 Sec. 6. 32 V.S.A. § 5895 is amended to read:

21 § 5895. TAX LIABILITY AS PROPERTY LIEN

1 (a)(1) If any corporation, partnership, individual, trust, or estate required to  
2 pay or remit any tax liability under this chapter neglects or refuses to pay it in  
3 accordance with this chapter after notification or assessment thereof under  
4 sections 3202 and 3203 of this title, the aggregate amount of the tax liability  
5 then due and owing, together with any costs that may accrue in addition  
6 thereto, shall be a lien in favor of this State upon all property and rights to  
7 property, whether real or personal, belonging to the corporation, partnership,  
8 individual, trust, or estate.

9 (2) The lien shall arise at the time the notification or assessment is made  
10 by the Commissioner and shall continue until the aggregate tax liability with  
11 costs is satisfied in full or becomes unenforceable by reason of lapse of time.  
12 The lien shall be valid as against any subsequent mortgagee, pledgee,  
13 purchaser, or judgment creditor when notice of the lien and the sum due has  
14 been filed by the Commissioner with the clerk of the town or city in which the  
15 property subject to lien is situated, or, in the case of an unorganized town,  
16 gore, or grant, in the office of the clerk of the county wherein the property is  
17 situated. The lien shall be deemed filed when the clerk of the town or city  
18 indorses a certificate on the lien pursuant to 24 V.S.A. § 1159.

19 \* \* \*

20 \* \* \* Miscellaneous Recording Procedures \* \* \*

21 Sec. 7. 24 V.S.A. § 1154a is added to read:



1        § 1154a. RECORDS; RETURN POSTAGE

2            Whenever an instrument listed in section 1154 of this chapter is filed or left  
3        for record with the town clerk, the town shall bear the costs of returning the  
4        original copy of the instrument to the person who filed or left the instrument  
5        for record.

6        Sec. 8. 24 V.S.A. § 1156 is amended to read:

7        § 1156. CHATTEL MORTGAGES; CONDITIONAL SALES; DISCHARGE  
8            OF LIEN

9            Within 15 days after a chattel mortgage, a sufficient memorandum of a  
10        conditional vendor's lien, or a memorandum of a discharge of such mortgage  
11        or lien has been delivered to a town clerk for recording, accompanied by the  
12        ~~requisite recording fee and a sum to cover return postage~~ provided in  
13        32 V.S.A. § 1671, such clerk shall record such mortgage, lien, or discharge and  
14        return the original to the person entitled thereto.

15        Sec. 9. 24 V.S.A. § 1159 is amended to read:

16        § 1159. INDORSEMENT OF TIME OF RECEIVING INSTRUMENTS

17        ~~When a deed or other written instrument is filed or left for record with the~~  
18        ~~town clerk, he or she shall indorse thereon a certificate of the date of its~~  
19        ~~reception. If the paper is left for record, the certificate shall so state and also~~  
20        ~~shall contain the time of day and be included in the record thereof.~~

