

To: House Committee on General and Housing
From: Cheryl Hooker, Rutland City
Re: H.553

Dear Committee Members,

Thank you for the opportunity to comment on H.533

H.553 is an amendment to 32 VSA subsection 5252 that addresses the securing of property that is auctioned in a tax sale. There are any number of reasons for defaulting on taxes and property owners should have the opportunity to redeem their property. And they do. They have up to a year. During that year, "The municipality in which the real estate lies may secure the property against illegal activity and potential fire hazards...". This bill would add to the authority of the municipality the opportunity to secure against "damage from exposure to the elements and deterioration..."

It would also give the purchaser the right to secure the property under the same conditions the municipality has. Some possible damage could occur from infestation of critters, flooding from broken pipes, exposure due to open or broken windows and doors.

It seems only fair and reasonable to allow an individual to enter the property that they have committed to purchase to protect their investment by securing it against damages that could occur over a year's time.

This amendment does not lessen the ability of the original owner to redeem their property, but it does allow the potential new owner the chance to minimize any further damage to the property they hope to own.

Thank You for your consideration.

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