

Property Transfer Tax Distribution

3/21/2025 16:22

NOTE* The Clean Water Surcharge is NOT incuded in this spreadsheet except for the \$1 million directed to the Vermont Housing and Conservation Trust Fund per T32 V.S.A. Sec 9602a.

FY 25 PTT Distribution by Formula		FY 25 PTT Distribution by Formula - January 2025 Revenue		FY 26 PTT Distribution by Formula - January 2025 Revenue	
58,100,000	Forecast (1/24)	77,900,000	Forecast (1/25)	80,600,000	Forecast (1/25)
(2,500,000)	Bond Payment	(2,500,000)	Bond Payment	(2,500,000)	Bond Payment
55,600,000	Remainder	75,400,000	Remainder	78,100,000	Remainder
(1,112,000)	Tax (2%)	(1,131,000)	Tax (1.5%)	(1,171,500)	Tax (1.5%)
54,488,000	Remainder	74,269,000	Remainder	76,928,500	Remainder
(17,981,040)	GF (33%)	(27,479,530)	GF (37%)	(28,463,545)	GF (37%)
(27,244,000)	VHCTF (50%)	(37,134,500)	VHCTF (50%)	(38,464,250)	VHCTF (50%)
(9,262,960)	MRPF (17%) *	(9,654,970)	MRPF (13%) *	(10,000,705)	MRPF (13%) *
(54,488,000)		(74,269,000)		(76,928,500)	

* MRPF Statutory Distribution		* MRPF Statutory Distribution		* MRPF Statutory Distribution	
6,484,072	Regional Planning	6,758,479	Regional Planning	7,000,494	Regional Planning
1,852,592	Municipal Planning	1,930,994	Municipal Planning	2,000,141	Municipal Planning
926,296	GIS(ADS)	965,497	GIS(ADS)	1,000,071	GIS(ADS)
9,262,960		9,654,970		10,000,705	

FY 25 Actual PTT - As Passed		FY 25 Actual PTT - January 2025 Revenue		FY 26 Actual PTT - Governor's Recommend	
58,100,000	Forecast (1/24)	77,900,000	Forecast (1/25)	80,600,000	Forecast (1/25)
(2,500,000)	Bond Payment	(2,500,000)	Bond Payment	(2,500,000)	Bond Payment
55,600,000	Remainder	75,400,000	Remainder	78,100,000	Remainder
(575,662)	Tax	(575,662)	Tax	(591,137)	Tax
55,024,338	Remainder	74,824,338	Remainder	77,508,863	Remainder
25,145,225	GF	37,534,175	GF	30,543,908	GF
22,106,740	VHCB	28,238,050	VHCB	36,964,250	VHCB
7,772,373	MRPF	9,052,113	MRPF	10,000,705	MRPF
55,024,338		74,824,338		77,508,863	
1,000,000	GF Clean Water Surog	1,000,000	GF Clean Water Surcharge	1,000,000	GF Clean Water Surcharge

*MRPF FY 2025 - As Passed		*MRPF FY 2025 - Proposed BAA		*MRPF FY 2026 - Governor's Recommend	
6,404,540	Regional Planning	7,300,358	Regional Planning	7,740,546	Regional Planning
931,773	Municipal Planning	1,187,721	Municipal Planning	1,260,089	Municipal Planning
436,060	GIS (ADS)	564,034	GIS (ADS)	1,000,070	GIS (ADS)
7,772,373	Total	9,052,113	Total	10,000,705	Total

Actual GF		Actual GF		Actual GF	
26,145,225	Actual GF	38,534,175	Actual GF	31,543,908	Actual GF
(17,981,040)	Formula GF	(27,479,530)	Formula GF	(28,463,545)	Formula GF
8,164,185	GF Over Formula for OS	11,054,645	GF Over Formula for OS	3,080,363	GF Over Formula for OS

NOTE* Act 181 of 2024 increased the PTT rate on non-principle residences that are habitable year-round. This will raise an additional \$15.4m in FY 2026. In addition, the realestate market was stronger than expected.