

Additional testimony for the Committee:

Tri-Park lobbied for 11 VSA 1610 in 1999, with the intent to mirror how condo units and condominium property are taxed. And that is how it works down here in Brattleboro.

The last sentence of 11 VSA 1610 makes it clear that the common land owned by the LEC is not to be separately taxed.

I think your revision to 32 VSA 3802 by adding (23) is just intended to emphasize the last sentence of 11 VSA 1610 and is therefore a useful addition to the law.

The only example I can think of where your addition would expand what is already law would be that occasionally, if there is an abandoned manufactured home or in the case of an eviction, as part of a settlement, the LEC may hold the home until a new owner can be found.

The current law requires the LEC to be subject to property tax while it cleans out the home and then resells it to a new person.

H. 757 worded in a way that would soften the financial impact of that transition borne by all the homeowners, which could be helpful. But if your goal is to keep the laws as they are and simply reinforce them so everyone knows what they are, you could keep the language in your bill, but do not exempt:

*“Each unit held by the cooperative not under proprietary lease, together with any improvements thereon, and together with the remaining and unissued cooperative interest in the common areas and facilities owned by the cooperative, may be combined and treated as one parcel for purposes of assessment and taxation at the discretion of the listers, and shall be subject to assessment and taxation as real property by each assessing unit and special district for all types of taxes authorized by law.”*

Alexander (Sandy) Shriver