

\* \* \* Property Classification \* \* \*

Sec. ~~X~~. 32 V.S.A. § 4152 is amended to read: [July 1, 2027 or 2030?]

§ 4152. CONTENTS

(a) When completed, the grand list of a town shall be in such form as the Director prescribes and shall contain such information as the Director prescribes, including:

(1) In alphabetical order, the name of each real property owner and each owner of taxable personal property.

(2) The last known mailing address of all such owners.

(3) A brief description of each parcel of taxable real estate in the town, including a classification assigned pursuant to section 4152a of this title.

~~“Parcel”~~ As used in this subdivision, “parcel” means a separate and sellable lot or piece of real estate. Parcels may be combined to represent all contiguous land in the same ownership, together with all improvements thereon.

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Sec. ~~X~~. 32 V.S.A. § 4152a is added to read: [July 1, 2027 or 2030?]

§ 4152a. PROPERTY TAX CLASSIFICATIONS

(a) The grand list of a town shall include one or more tax classifications for each parcel of real estate. A parcel shall be classified using one of the general classes of real estate listed under subsection (b) of this section and based on the considerations set forth in this section and by guidance provided by the

1 Division of Property Valuation and Review. The listers and assessors shall  
2 annually update the grand list to include a tax classification no later than June  
3 1 of every year, using information submitted to the Department of Taxes  
4 pursuant to this section. The tax classification may be updated after June 1  
5 when a taxpayer files, or corrects an erroneously filed, homestead declaration  
6 after June 1.

7 (b) A parcel shall be assigned one or more of the following general classes:

8 (1) Homestead;

9 (2) Nonhomestead Apartment;

10 (3) Nonhomestead Nonresidential; and

11 (4) Nonhomestead Residential.

12 (c) As used in this section:

13 (1) “Homestead” means a parcel, or portion of a parcel, declared as a  
14 homestead on or before October 15 in accordance with section 5410 of this  
15 title for the current year.

16 (2) “Nonhomestead Apartment” means a parcel, or portion of a parcel,  
17 with one or more dwelling units, for which a landlord certificate was filed in  
18 the previous year pursuant to section 6069 of this title, and the landlord  
19 attested that the unit would be leased to a long-term tenant for a minimum of  
20 six months in the current year.

1           (3) “Nonhomestead Nonresidential” means a parcel, or portion of a  
2           parcel, that does not qualify as “Homestead,” “Nonhomestead Apartment,” or  
3           “Nonhomestead Residential” under this section.

4           (4) “Nonhomestead Residential” means a parcel, or portion of a parcel,  
5           with one or more dwelling units, habitable on a year-round basis, for which a  
6           homestead was not declared in accordance with section 5410 of this title for  
7           the current year, and a landlord certificate was not filed pursuant to section  
8           6069 of this title in which the landlord attested that the unit would be leased to  
9           a long-term tenant for a minimum of six months in the current year.

10          (d) A parcel with two or more portions qualifying for different tax  
11          classifications under this section shall be classified proportionally based on the  
12          percentage of floor space used.

13           (1) In the case of a homestead with 25 percent or less of floor space used  
14           for a business purpose, the parcel shall be classified as a homestead pursuant to  
15           subdivision (a)(7)(F) of section 5401 of this title.

16           (2) If a portion of floor space is used for more than one purpose, the use  
17           in which the floor space is most often used shall be considered the primary use  
18           and the floor space shall be dedicated to that use for purposes of tax  
19           classification.

1       (e) The Commissioner shall amend existing forms, and publish new forms,  
2       as needed to gather the necessary attestations and declarations required under  
3       this section.

4       (f) Nothing in this section shall be construed to alter the tax treatment or  
5       enrollment eligibility of property as it relates to use value appraisal under  
6       chapter 124 of this title.

7       (g) Persons aggrieved by a decision to classify property for taxation  
8       purposes under this section may appeal in the manner provided for property  
9       valuation appeals under this title.  
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