H.955 (Secs. 30–64)
Side-by-Side Summary APBH and SF Report
May 14, 2026

Section and Heading	APBH	SF Amendment
*** * * Property Valuation * * ***		
Sec. 30 Establishment of Regional Assessment Districts	Creates regional assessment districts to facilitate neighboring municipalities to conduct simultaneous mass reappraisals jointly. Each municipality in a RAD will have a mass reappraisal at the same time every six years. Each year, one-sixth of the RADs will conduct a mass reappraisal. The Department of Taxes oversees the system and provides technical guidance. RAD appeals boards will replace the function of BCAs for valuation appeals. *Effective January 1, 2031*	Corrects a subsection reference to ensure that taxpayers are required to appeal first to the RAD appeals board and then may further appeal to the Commissioner or court. Otherwise, same.
Sec. 31 32 V.S.A. § 4041a	Removes some current law provisions relating to reappraisals because those provisions are being replaced under the RAD system. *Effective January 1, 2031*	Same
Sec. 32 32 V.S.A. § 5405	Clarifies that, for purposes of the equalization study, municipalities within a regional assessment district will be treated as a single entity. *Effective January 1, 2031*	Same
Sec. 33 32 V.S.A. § 3602c	Moves the statute on PVR valuations of public utilities to a new section because it currently resides in the property valuation appeals chapter that is being repealed and replaced to conform to the RAD system. *Effective January 1, 2031*	Same

Section and Heading	APBH	SF Amendment
Sec. 34 Repeals	(a) Repeals the sections of Act 73 relating to RADs and the transition to RADs because those sections are being modified and replaced by sections 30 and 53 of this bill. (b) Repeals the statutory chapter on property valuation appeals, which is replaced in section 30 of this bill. *Effective:* *(a) July 1, 2026.* *(b) January 1, 2031*	Same
Sec. 35 32 V.S.A. § 4041a	Creates a new way to compensate municipalities for the costs of mass property reappraisals. Effective only for reappraisals conducted under the RAD system starting in 2031, the method is to provide the lesser of two-thirds of the estimated cost or $66.00 per grand list parcel in the municipality. The existing method of paying $8.50 per parcel annually to compensate municipalities for property valuation remains in law but is changed so that that per parcel fee is for grand list maintenance only. *Effective July 1, 2026 but only allowable for mass reappraisals conducted under the RAD system.*	Same
Sec. 36	[Deleted.] Would have created a new position at the Department of Taxes to handle RAD appeals.	Allows a municipality to conduct a tax sale when the amount owed is less than $1,500 if the parcel has no dwelling capable of habitation on a year-round basis or the parcel was not declared as part of a homestead pursuant to section 5410 of this title. *Effective July 1, 2026*

Section and Heading	APBH	SF Amendment
Secs. 37–52 Conforming Changes; Repeal of 32 V.S.A.	Makes conforming changes relating to the movement of the property valuation appeals chapter to the new RAD subchapter. *Effective January 1, 2031*	Same
53 Transition; RADs	Subsection (a) • Prevents PVR from ordering new reappraisals that are not part of a RAD system on or after January 1, 2028. • Nullifies reappraisal orders lacking a contract on or after January 1, 2031. • Prevents municipalities from entering into reappraisal contracts on or after January 1, 2028. Subsection (b) • Requires the Tax Department to issue annual progress reports on the transitioning to the RAD system starting January 15, 2028. *Effective on passage*	Removes subsection (a) moratoriums and keeps subsection (b) progress reports.
54 Regional Assessment District Boundaries	Requires the Department of Taxes to recommend regional assessment district boundaries that align with school districts and have a minimum number of parcels to create economy of scale for purposes of contracting for mass reappraisals. *Effective December 15, 2029, contingent on votes to create new unified union school districts on or before November 7, 2028.*	Same
55 32 V.S.A. § 5402(c)	Creates a process to allow municipalities to be reimbursed for abated education property taxes in cases where abatement was given because of a clear error or mistake.	Deleted

Section and Heading	APBH	SF Amendment
	Effective July 1, 2026.	
56 32 V.S.A. § 3411	Requires the Division of Property Valuation and Review to issue guidance relating to the valuation of manufactured home parks in limited equity cooperatives. *Effective on passage*	Deleted
*** * * Tax Classifications * * ***		
57 32 V.S.A. § 4152	Requires assessing officials to record the number of dwelling units for each parcel on the grand list. This is used to administer the tax classification system, which assigns a classification to some properties based on the number of dwelling units and how they are used. *Effective July 1, 2027 for grand lists lodged in 2028*	Same
58 Property Tax Classifications; 32 V.S.A. § 4152a	Creates a system for tax classification, retaining the homestead classification under current law but splitting nonhomestead properties into "nonhomestead nonresidential" and "nonhomestead residential" classifications. Properties with dwelling units that are not homesteads are classified as "nonhomestead residential," except dwelling units that are not fit for year-round habitation, rented out for long-term rental, or a mobile home are classified as nonhomestead nonresidential. Properties without dwelling units are classified as nonhomestead nonresidential. Mixed-used parcels are classified proportionally based on the floor space dedicated to each purpose. Most of the classification work is conducted by the Department of Taxes using a dwelling use attestation provided by property	• Adds a provision ensuring dwelling units that are part of a licensed lodging establishment are not subject to the nonhomestead residential rate. • Removes the subsection on tax classification appeals and replaces it with a Tax Department report on tax classifications appeals (see Sec. 58a below). • Adds a provision to the definition of "long-term rental" explaining the factors the Commissioner may consider when determining whether a bona fide landlord tenant relationship exists.

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	owners, as well as other tax documentation the Department already possess. *Effective July 1, 2030, provided all four Act 73 Sec. 70(f)(1) contingencies are met.*	
58a Tax Classifications Appeals	N/A	Requires the Department of Taxes to submit proposed legislative language regarding tax classification appeals on or before December 13, 2027. *Effective July 1, 2026*
59 Dwelling Use Attestation; 32 V.S.A. § 5410	Creates a filing requirement for a dwelling use attestation, used to classify real property for taxation. Owners of properties with no dwelling units, properties declared entirely as homesteads, and properties used entirely for nonhomstead residential purposes are not required to file. There are penalties for DUAs filed with errors or omissions. *Effective July 1, 2030, provided all four Act 73 Sec. 70(f)(1) contingencies are met.*	Same
60 Property Tax Classifications; Transition	Requires the Department of Taxes to collect information from property owners in calendar year 2029 in preparation of implementing the tax classification system in 2030. *Effective January 1, 2029, contingent on votes to create new unified union school districts on or before November 7, 2028, an expert tasked with developing a cost-factor formula has provided a report, and JFO has provided an analysis comparing State funds provided to school districts under the current and new foundation formulas.*	Same

Section and Heading	APBH	SF Amendment
61 Repeals	Repeals several sections of Act 73 relating to property tax classifications because those sections are replaced in this bill. Some deadlines are extended by the replacement sections. *Effective on passage*	Same
62 Tax Classifications; Intent; Tax Rate Multipliers	Expresses the General Assembly's intent that the tax classification system will be reevaluated whenever the General Assembly sets tax rate multipliers to be used by the system. *Effective on passage*	Same
63 Prospective Repeal	Repeals the primary sections relating to creating a tax classification system if new tax rate multipliers are not set by July 1, 2030. *Effective on passage*	Same
64 Conforming Provisions; 32 V.S.A. § 5401	Adds conforming language to the definition of "homestead" to prevent ambiguities to the homestead classification potentially caused by the new tax classifications system. *Effective July 1, 2030, provided all four Act 73 Sec. 70(f)(1) contingencies are met.*	Same