

## SAMPLE NOTICE OF LIEN ON REAL PROPERTY<sup>1</sup>

NOTICE IS HEREBY GIVEN, pursuant to 32 V.S.A. § 5061 [and charter, etc.], that the [Town/City of] \_\_\_\_\_ asserts its lien against the real estate of [taxpayer: John Doe and Jane Doe] located at \_\_\_[street address]\_\_\_ in said [Town/City of] \_\_\_\_\_, County of \_\_\_\_\_, State of Vermont, and being more particularly described as all and the same lands and premises conveyed to the said [John Doe and Jane Doe] by \_\_\_[warranty, quitclaim, etc.]\_\_\_ Deed of [Mark Jones and Mary Jones], dated \_\_\_\_\_, and recorded in Volume \_\_\_ at Page \_\_\_ of the Land Records of the [Town/City of] \_\_\_\_\_, Vermont.

This lien is hereby asserted for delinquent property taxes in the amount of \$\_\_\_\_\_, plus interest, penalties, costs and collection fees for the tax year [20\_\_\_].

Dated at [Town/City of] \_\_\_\_\_, Vermont this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

\_\_\_\_\_  
[Signature]  
Collector of Delinquent Taxes  
Town/City of \_\_\_\_\_

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<sup>1</sup> State law provides that municipal taxes are an automatic lien on real estate. 32 V.S.A. § 5061. Therefore it is not necessary to file this lien on each and every property on which taxes are delinquent. This sample notice is provided for use when a delinquent tax collector has information to believe that the property owner may file for bankruptcy. In such a case, it is advisable to file written notice of a lien to assure that the Bankruptcy Court will treat the taxes as a secured lien.