

## **DELINQUENT TAX COLLECTION POLICY**

### **FOR THE TOWN OF MONTVILLE**

#### **Revision for Resolution #2019-19**

#### **Purpose**

This policy establishes a uniform and fair process for collecting delinquent taxes, guided by the Connecticut General State Statutes, for use by the Tax Collector's Office of the Town of Montville.

#### **Section I – Procedures for the Collection of Delinquent Taxes**

##### **Delinquent Notices and Liens**

Taxes not paid in full by the statutory due dates shall accrue interest at the rate of 18% per year or 1.5% per month (CGS §12-145).

Delinquent Notices: Sent to taxpayers advising them of the outstanding balance, including taxes, interest, lien fees, and other applicable charges.

Demand Notices: Sent by mail (postage prepaid) in accordance with CGS §12-155, providing notice of outstanding balances and potential collection actions. The notice sets a deadline for payment to avoid further enforcement measures.

Liens: Annually, the Tax Collector records liens in the Montville land records for all delinquent real estate accounts.

#### **Section II – Collection of Delinquent Real Estate Taxes**

##### **Pre-Tax Sale Notice**

Taxpayers with at least two (2) full delinquent installments as of October 1ST will receive a Pre-Tax Sale notice via certified mail. The notice outlines:

The delinquent amount.

Actions the Town may take.

A deadline to comply.

##### **Final Tax Sale Notice**

Taxpayers with three (3) full delinquent installments as of February 1 will receive a Final Tax Sale notice via certified mail. Once approved, the account will be referred to outside counsel for tax sale proceedings.

### **Other Delinquent Collection Practices**

DMV Reporting: Delinquent motor vehicle accounts are reported to the CT DMV to prevent registration (CGS §14-33).

Business Liens: UCC-1 liens filed for personal property delinquencies (CGS §12-195).

License Revocation: Food service or health permits may be revoked for accounts over one-year delinquent (CGS §12-146).

Legal Actions: Initiate suits or tax lien sales for real estate delinquencies (CGS §§12-161, 12-195h).

Permit Denial: Deny permits for accounts with delinquencies exceeding \$100 (CGS §7-148(c)(2)(B)).