

OFFICE HOURS
8:30 A.M. – 4:30 P.M.
MONDAY – FRIDAY
8:30 A.M. – 7:00PM
THURSDAY



REAL ESTATE

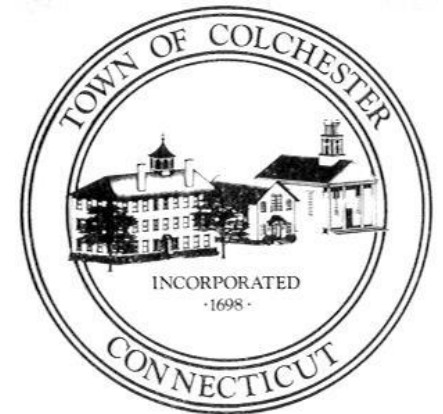


MOTOR VEHICLE

AND

PERSONAL PROPERTY TAX

OFFICE OF THE TAX COLLECTOR



MICHELE WYATT C.C.M.C.
TAX COLLECTOR

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**Office of the Tax
Collector**
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Colchester, CT 06415

(860) 537-7210
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**Town of Colchester,
Connecticut**

DUE DATES

July 1st:
Real Estate – 1st half
Real Estate – Under \$100
Motor Vehicle – Regular
Personal Property – All

The July bills are due July 1st and payable by August 1st. If August 1st falls on a Saturday or Sunday, the due date is the first Monday in August. A U.S. postmark of August 1st or sooner will be honored.

January 1st:
Real Estate – 2nd half
Motor Vehicle – Supplemental

The January bills are due January 1st and payable by February 1st. If February 1st falls on a Saturday or Sunday the bills become due the first Monday in February. A U.S. postmark of February 1st or sooner will be honored.

BILLING

The Tax Office will mail bills to the address provided by the Assessor's Office (Real Estate & Personal Property) or Department of Motor Vehicles (Motor Vehicle).

Installment one and two voucher bills are sent out the last week of June. If you should have received a bill and have not, please contact us and we will get you a duplicate. We also mail delinquent statements three times a year. Intent to lien notices will be mailed every May.

PAYMENT

Partial payments are accepted, interest must be charged monthly on any remaining principle due. The law states that partial payments must first be applied to the interest of the oldest obligation then to principle and finally liens or fees that may be due.

To obtain a release for DMV; payment made by cash by 3:30pm will obtain a release the next business day all other forms of payments will have a 10 day waiting period, NO EXEMPTIONS

We accept the following forms of payment: cash, personal check, money order, certified bank check, master card, visa, Discover and American Express (user fees will be absorbed by user of the credit card). Credit card payments can be made in the office and online. FEES APPLY

INTEREST

Interest is charged per Connecticut General Statute @ a rate of 1.5% from the due date or 18% annually. Interest is calculated on a monthly basis and is charged the first of each month. As with billing cycles, U.S. postmark will be honored.

The Tax Collector does not have the authority to waive, reduce or negotiate the interest due.

MILL RATE

The taxes are calculated by multiplying the Assessed Value by the Mill Rate (also called the Tax Rate). Example: 1000 (assessment) x (mill rate). The Mill Rate is set by referendum. Please check our website for current mill rate.

COLLECTION

The tax office has a 98.8% collection rate on current taxes due. We aggressively collect delinquent taxes by consistently utilizing all tools at our disposal.

Our office works with the Department of Motor Vehicles and a collection agency for collection of Delinquent Motor Vehicles taxes. It is a legal requirement for the Tax Collector to report all motor vehicle delinquencies to the DMV on a regular basis.

Personal Property bills are enforced with liens and the issuance of warrants. The liens are filed with Secretary of States Office and are called UCC-1 liens. This means the taxes take a priority in collection. Our collection agency also assists us with the collection of delinquent Personal Property bills.

Real Estate bills for the current Grand List are lien by May 1st or before if we feel the account is in jeopardy of non-payment. Liening a property is a legal requirement to protect the town's interest in the property. We use an attorney to seek a foreclosure sale through judgment or to sell the liens at a tax sale. Our attorney may first attempt to set up a payment plan with the delinquent taxpayer depending on the length of delinquency.

Enforcement actions are not pleasant but a necessary function of our office. We encourage all taxpayers to keep us apprised and work with us to avoid enforcement action. After an account has been turned over for enforcement to either the collection agency or an attorney, they become an agent for the town and all payments must be made directly to that agent.

More information can be found on our town website: www.colchesterct.gov.