

Paying Your 2026 Waterbury Property Tax Bill

Payment due by 4:30pm on August 14 and November 6, 2026



* No Grace Period *

In line with the tax bill articles that were approved by Waterbury voters at the March 3, 2026 Town Meeting, there is **no** grace period for the payment of 2026 tax bills.

How To Pay Your Tax Bill by Check or Money Order

1. Send check via U.S. Mail, or drop in the Municipal Office secure drop box. (Located on the right side of the building outside the main doors of the Waterbury Municipal Office at 28 North Main Street.)
2. Postmarks used for proof of mailing will not be accepted. Payment must be received at the Municipal Office by 4:30 on the due date(s).



3. Include the payment coupon from your tax bill.
4. Write your **parcel ID** number on your check. (Not the SPAN number.)
5. Be sure to write the correct dollar amount in Arabic numerals in the check's amount box.
6. Important! Be sure to write the correct dollar amount in words in the check's amount line.
7. Date your check. Post-dated checks are **not** accepted.
8. Sign your check.

How To Pay Your Tax Bill by Credit Card

Go to www.waterburyvt.com/departments/tax (make sure you're on the Property Taxes page), on the left side look for "Click Here to Pay Property Taxes by Credit Card". This will lead you to the PayGov.US credit card portal for the Town of Waterbury. **Online credit card payments must be submitted by 4:30pm on August 14 and November 6, 2026 to be considered on time. (Credit card payments are time stamped by PayGov.US.)**

Note – you will be charged a processing fee by the credit card processing company based on the amount you charge. All fees are retained by the credit card processing company, not the Town of Waterbury.

Direct Debit ACH Payment Option

Complete our Direct Debit form – available at the website below – and return it to the Waterbury Municipal Office. Tax payments will be automatically transferred securely, accurately, and on time from your bank account using the Automated Clearing House system. The Town of Waterbury will draw your property tax payment from your account on the due date indicated on your tax bill. Your bank statement will serve as your receipt.

https://www.waterburyvt.com/fileadmin/files/Property_tax_files/taxdirectdebitform.pdf

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About Vermont's Education Tax

There are two education tax rates: "homestead" and "non-homestead". Bills may show one or both rates. If you filed a Homestead Declaration (HS-122) this year and have no business or rental use, your bill will show only the homestead education rate. If you filed the Homestead Declaration form and you have business and/or rental use, your bill should show both the homestead and non-homestead rates based on the relative percentage of homestead and business or rental use.

If the property is not your primary residence, you cannot declare it as your homestead. Your bill will show only the non-homestead rate.

For more information, visit <https://tax.vermont.gov/property-owners-homestead-declaration>

Homestead Declaration

To have your property tax adjustment applied to your tax bill, every year, you should file your Vermont Homestead Declaration (HS-122). Property owners whose homes meet the definition of a Vermont homestead must file a Homestead Declaration by the annual filing deadline. If you filed your Vermont Homestead Declaration after April 15, 2026, your Property Tax Credit may not appear on the enclosed tax bill. Vermont taxpayer services are available to answer your questions at 802-828-2865.



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Late or Missed Payments

Payment of each installment **must be paid in full** on or before the due dates or interest and penalties will be applied. Interest charges on delinquent taxes begin on the day following the due date of each installment. Penalty will be applied after the second missed/late payment. **Neither interest and/or penalty can be waived.**

If You Bought or Sold Your Property After April 1, 2026

If you owned property in Waterbury on or before April 1, 2026, you are considered the owner of that property for the purpose of the 2026 tax bill, which is why you have received this bill.

If you sold your property after April 1, 2026, you may have made arrangements at closing for the new owner to pay the 2026 property tax bill. The Waterbury Municipal Office does not know what arrangements were made at your settlement. If you have questions as to who is responsible to pay this 2026 tax bill, you should contact your attorney, the title company, or whoever handled your closing.



Keep your tax bill and file it with your important financial records



You will need this property tax bill next year when preparing your 2026 federal and state tax returns.

The enclosed tax bill is the only copy you will receive.