

Valuation of Tax Exempt Properties: Helping Property Owners and Municipal Assessors Comply with Vermont Law

Insurance Replacement Costs on the Grand List

Vermont law requires owners of certain tax-exempt properties to provide assessing officials with the insurance replacement cost of each exempt property. Assessing officials must include the fair market value of the property on the grand list or, if that is not available, the insurance replacement cost.

Duty of the Property Owner

Property owners must provide assessing officials with an insurance replacement cost before April 1 of each year. This is an annual filing requirement for property owners. The requirement is found at 32 V.S.A. § 3802a.

If the property is uninsured, the owner must provide a written explanation of why it is not insured. The requirement applies to most, but not all, exempt properties. The table on the next page lists the types of property owners must report.

The Vermont Department of Taxes provides Form CR-001, which may be used to make the required report. Property owners should check with their municipal offices to determine whether their municipalities have preferred methods for collecting this information.

Duty of the Assessing Official

A municipality's grand list must include either (1) the fair market value of each exempt property, or (2) the insurable value reported to the assessing official. The Department advises municipal assessing officials to use the current valuation in the grand list instead of the insurable value. These requirements are found at 32 V.S.A. § 4152(4) and (6).

The list of exempt properties provided by the Department aligns with the data field in the NEMRC module so that municipalities may conveniently record the required information.

For questions or suggestions on how the Department can assist with the reporting process, please contact the Division of Property Valuation and Review at (802) 828-5860.

Please see the table on the next page showing types of property owners that must report insurance values.



Disclaimer: This fact sheet is intended to provide an overview only. Vermont tax statutes, regulations, Vermont Department of Taxes rulings, or court decisions supersede information provided in this fact sheet.

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Property Owners Who Must Report Insurance Values	Statutory Citation
Owners of property used for public purposes	32 V.S.A. § 3802(4)
Owners of property used for pious purposes	32 V.S.A. § 3802(4)
Charitable organizations that own property used for charitable purposes	32 V.S.A. § 3802(4)
Churches, church societies, or conferences that own property used for parsonages, if the property is used by the minister in full-time operation of fellowship	32 V.S.A. § 3802(4)
Libraries (public and private circulating libraries, not operated for profit)	32 V.S.A. § 3802(4)
Towns that lease property for educational purposes	32 V.S.A. § 3802(4)
Colleges, academies, and other public schools	32 V.S.A. § 3802(4)
College fraternities and the societies and corporations that own their property (<i>Repealed 2018</i>)	<i>Repealed</i>
YMCAs and YWCAs	32 V.S.A. § 3802(6)
Agricultural societies that own property used for annual fairs	32 V.S.A. § 3802(9)
Operators of facilities/property for the abatement of pollution of the waters of the state of Vermont or waters within the purview of the New England Interstate Water Pollution Control Compact	32 V.S.A. § 3802(12)
Charitable/non-profit organizations operating facilities for the humane treatment of animals	32 V.S.A. § 3802(15)
Owners of personal property, machinery, inventory and equipment, ski lifts and snow-making equipment for a ski area	32 V.S.A. § 5401(10)(D)
Municipalities (property of the municipality, located within the municipality and used for the provision of municipal services including utility services)	32 V.S.A. § 5401(10)(F)
Owners of machinery and equipment used for processing whey	32 V.S.A. § 5401(10)(G)
Owners of buildings and fixtures of wind-powered electric generating facilities taxed under 32 V.S.A. § 5402c.	32 V.S.A. § 5401(10)(J)(i)
Owners of solar power renewable energy plants taxed under 32 V.S.A. § 8701	32 V.S.A. § 5401(10)(J)(ii)