

## Warrant Article Questionnaire Non-Standard Town Agency Articles

### Section III – Questions with Response Boxes – To Be Completed By Petition Sponsor

Article # 10	Date Form Completed:
Article Title: <b>Acceptance of M.G.L. Chapter 60, Section 62A: Payment Agreements</b>	
Sponsor Name: Town Administrator	Email:

Question	Question
1	Provide the article motion exactly as it will appear in the Finance Committee Recommendation Book and presented to Town Meeting for action.
Response	<p><b>Move that the Town vote to accept the provisions of Massachusetts General Law Chapter 60, Section 62A, to provide payment agreements between the treasurer and persons entitled to redeem parcels in tax title and enact the following by-law, Article 43A, as follows;</b></p> <p>“Article 43A</p> <p><b>Tax Title Pay Agreements</b></p> <p><b>Section 1</b></p> <p>In accordance with MGL c.60 section 62A, this bylaw authorizes payment agreements between the treasurer/collector and persons entitled to redeem parcels in tax title and the waiver of certain interest charges, as provided for in Section 2.</p> <p><b>Section 2</b></p> <p>The Treasurer/Collector of the Town may enter into in an agreement with the person or persons entitled to redeem parcels in tax title for payment of taxes and interest, subject to the following conditions:</p> <ol style="list-style-type: none"> <li>a. Such agreements shall be for a term of up to 5 years and waive not more than 50 per cent of the interest that has accrued on the amount of the tax title account for all persons entitled to redeem parcels in tax title.</li> <li>b. No tax principal or collection costs/fees may be waived in any agreement.</li> <li>c. The Treasurer shall create a schedule of payments, including interest, for all agreements.</li> <li>d. Agreements and waivers under this section shall be uniformly applied for all classes of tax titles.</li> <li>e. All agreements shall require a minimum payment at the inception of the agreement of 25 per cent of the amount needed to redeem the parcel.</li> </ol>

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	<p><b>Section 3</b></p> <p>During the term of the agreement the treasurer may not bring an action to foreclose the tax title unless payments are not made in accordance with the schedule set out in the agreement or timely payments are not made on other amounts due to the municipality that are a lien on the same parcel. In the event of any default in payment obligations stipulated in said agreement, the Treasurer may pursue any or all remedies prescribed by MGL c. 60 for the collection of unpaid taxes, including, but not limited to, tax title foreclosure.</p> <p><b>Section 4</b></p> <p>Nothing in this bylaw shall preempt or preclude the authority of the treasurer/collection to accept partial payments or to negotiate and enter into payment agreements authorized by any other statutory authority.</p>																										
2	At a summary level and very clearly, what is the proposed purpose and objective of this Warrant Article and the accompanying Motion?																										
Response	<p><b>To accept the provisions of M.G.L c. 60 Section 62A which allows a Town to create a by-law providing for payment agreements between the treasurer and person(s) entitled to redeem parcels in tax title</b></p>																										
3	Has this article or one of a very similar scope and substance been on a previous Warrant Article and what have been the actions taken by the Finance Committee, other Boards or Committees and Town Meeting?																										
Response	<p><b>NO</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;">Warrant Period <small>Ex: 2021 SATM</small></th> <th style="text-align: center;">Other Committees <small>Ex: Planning Bd refer</small></th> <th style="text-align: center;">FinCom Action <small>Ex: Referral</small></th> <th style="text-align: center;">Town Meeting <small>Ex: Referral</small></th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p style="margin-top: 20px;">Comments:</p>			Warrant Period <small>Ex: 2021 SATM</small>	Other Committees <small>Ex: Planning Bd refer</small>	FinCom Action <small>Ex: Referral</small>	Town Meeting <small>Ex: Referral</small>																				
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4	Why is it required for the Town of Natick and for the Town Agency sponsor(s)?
Response	<b>It allows the Town to enter into payment plans for landowners who are in tax title. This would be a useful tool for the Treasurer/Collector in dealing with properties that have gone into tax title.</b>
5	Does this article require funding, how much, from what source of funds and under whose authority will the appropriation be managed and spent?
Response	<b>NO</b>
6	Does this article act in any way in concert with, in support of, or to extend any prior action of Natick Town Meeting, Massachusetts General Laws or CMR's or other such legislation or actions?  Does this article seek to amend, rescind or otherwise change any prior action of Natick Town Meeting?
Response	<b>NO</b>
7	How does the proposed motion (and implementation) fit with the relevant Town Bylaws, financial and capital plan, comprehensive Master Plan, and community values as well as relevant state laws and regulations?
Response	<b>It creates a new town by-laws, provides for the expeditious resolution of tax title cases and may speed up the collection process.</b>
8	Who are the critical participants in executing the effort envisioned by the article motion?
Response	<b>Treasurer/Collector and the Deputy Town Administrator/Finance Director</b>

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9	<p>What steps and communication has the sponsor attempted to assure that:</p> <ul style="list-style-type: none"> <li>● Interested parties were notified in a timely way and had a chance to participate in the process</li> <li>● Appropriate Town Boards &amp; Committees were consulted</li> <li>● Required public hearings were held</li> </ul>
Response	<p><b>This does not require a public hearing. The sponsor has consulted with the Deputy Town Administrator/Finance Director, the Treasurer/Collector, the Comptroller, Town Auditors, the Town Clerk and Town Counsel.</b></p>
10	<p>Since submitting the article have you identified issues that weren't initially considered in the development of the proposal?</p>
Response	<p><b>NO</b></p>
11	<p>If this Warrant Article is not approved by Town Meeting what are the consequences to the Town and to the sponsor(s)? Please be specific on both financial and other consequences?</p>
Response	<p><b>Difficulty in handling tax title cases and delay of revenue since without this chapter, the tax title process will take longer.</b></p>