



Cathleen U. Elliot
Town of Windsor
275 Broad St
Windsor, CT 06095

June 22, 2020

Dear Taxpayer:

The Windsor Town Council, at their regular meeting on April 20, 2020, voted unanimously to adopt a 90 day deferral of property taxes due on July 1, 2020. The last day to pay the July 1, 2020 tax bill amount due without interest is **extended from August 3, 2020 to October 1, 2020.**

The resolution applies to taxes on real property, personal property and motor vehicles. This deferment has been made possible by an executive order from Governor Ned Lamont to assist taxpayers by mitigating the financial impact of the COVID-19 crisis on Windsor families.

To continue our social distancing efforts, avoid lines and ensure the health and safety of our residents and staff, please consider paying your tax bills in one of the following contactless manners:

- 1) mail your payment in the envelope provided
- 2) make an online payment on the town's website at townofwindsorct.com by using a debit/credit card or e-check
- 3) drop off your payment in the drop box located in the parking lot behind town hall.

Stay safe and stay well.

Sincerely,

Cathleen U. Elliot
Cathleen U. Elliot
Tax Collector

See reverse side for more details about program adopted by the Town of Windsor.

COVID-19 Property Tax Relief Program for the Town of Windsor

On April 20, 2020 the Town of Windsor adopted a Tax Deferment Program for Windsor Taxpayers with certain stipulations for landlords only:

Executive Orders 7S and 7W ("EO 7S & 7W") issued by Governor Lamont on April 1, 2020 provided relief for taxpayers through a local tax deferral option.

The effect of this program is the equivalent of an extended grace period. The last day to pay the July 1, 2020 tax bill amount due without interest is **extended from August 3, 2020 to October 1, 2020.**

This program allows the Town of Windsor to extend the last day to pay the amount due for real property, personal property, and motor vehicle tax bills that become due **and payable** on July 1, 2020 for three months without interest or penalty, to eligible taxpayers as defined by the Executive Order. Taxpayers (excluding landlords) do not need to submit any documentation to receive this relief.

Landlord Eligibility under the Deferment Program:

In order for landlords (or any taxpayer that rents or leases property to tenants or lessees) to be eligible for the Deferment Program, they must provide the Tax Collector with documentation that either the parcel will suffer significant income decline or that commensurate forbearance has been offered to their tenants.

Residential landlords would need to mail or email the Tax Collector confirming that they are in compliance with Executive Order 7X (which states that all landlords shall give their renters an automatic 60 day grace period for April rent and if requested, another 60 day grace period for May rent) or some other evidence of eligibility.

Commercial landlords would need to submit documentation proving the property has or will suffer a significant revenue decline or will need to submit documentation proving that commensurate forbearance has been offered to their tenants or lessee. Commensurate forbearance, for purposes of this program, means either (1) a deferral of 25% of rent for ninety (90) days after its due date; (2) a deferral of one month's rent to be paid over the ninety (90) day period; or (3) forbearance substantially similar to (1) or (2) as determined by the Tax Collector. The landlord must provide documentation showing proof that tenants have received forbearance or that the landlord has actively offered forbearance to the tenants or lessees.

Tax Deferment Landlord Requests and Deadlines:

The Tax Deferment information from landlords AND supporting documentation must be submitted to the Town of Windsor Tax Collector no later than **JULY 15, 2020.** They can be submitted via email to taxcollector@townofwindsorct.com or by mail to Town of Windsor Tax Collector, 275 Broad St, Windsor, CT 06095.

Escrow Payments: According to the Governor's EO 7S/7W, financial institutions and mortgage servicer providers that hold property tax payments in escrow on behalf of a borrower shall continue to remit such payments to the Town of Windsor according to the regular timetable, so long as the borrower remains current on their mortgage or is in a forbearance or deferment program, regardless of the borrower's eligibility for or participation in the Deferment Program.

If you have any questions, please contact the Town of Windsor Tax Collector at (860) 285-1810 or email us at taxcollector@townofwindsorct.com.