



TOWN OF GLOUCESTER
DEPARTMENT OF FINANCE
GLOUCESTER SCHOOL DISTRICT BUSINESS OFFICE
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Adam R. Muccino
Finance Director

To: Honorable State of RI House Committee on Corporations
From: Adam R. Muccino, Finance Director
Date: 03/02/2021
Regarding: H5269

PLEASE VOTE AGAINST PROPOSED LEGISLATION H5269

Please **oppose** H5269, which would prevent the forced sale of real estate owned by persons who owe fire, water, sewer, road or lighting district charges. This proposed legislation would severely limit a given entity's ability to manage and/or address unpaid taxes after a period of time through the tax sale process. Simply put, tax sales are a tool, often the last step in the process, to bring one to the table after a period of time to address unpaid taxes. Without this valuable tool, unscrupulous individuals aware of this change might stop paying altogether. These entities are not in the business of bringing homes to tax sale, ideally, there would be no tax sales. Without that "tool in the toolbox" these entities are left with little to no substantive recourse.

Please also consider the chart below that shows a five-year history of tax sales for the Town of Gloucester. On average the Town identifies 150 parcels per year to bring to tax sale due to unpaid taxes. Of those 150 parcels the Town only actually sells 9% of those 150 parcels, which is about 13-14 parcels per year. This illustrates that the tax sale, as a tool, works as intended, to bring those individuals with unpaid taxes to the table to either bring their account current or work out a plan with the Town.

Respectfully,

Adam R. Muccino

Town of Gloucester - Tax Sale - 5 Year History				
	March	May	August	
Tax Sale Year	# of Parcels Identified	# of Parcels receiving 90-day Notice	# of Parcels Sold	% sold of those identified
2016	190	130	17	9%
2017	156	107	16	10%
2018	143	102	8	6%
2019	122	105	14	11%
2020	139	111	14	10%
			Average	9%