



TOWN OF PLYMOUTH

26 Court Street
Plymouth, Massachusetts 02360

Title	Tax Title Foreclosures
Date Approved	October 14, 2025

1. APPLICABILITY

This policy applies to land acquired by Tax Title Foreclosure and offered for auction or other disposition by the Town of Plymouth. This policy pertains to Tax Title parcels that were foreclosed prior to the new legislation referenced in M.G. L c. 60, sec. 64A, which went into effect November 1, 2024.

2. GUIDELINES

- 2.1. Assessment of Public Interest: Prior to any auction or disposition, the Select Board shall assess the potential public interest related to the parcel. This assessment may include:
 - a. Reviewing the Town's Master Plan and Housing Production Plan.
 - b. Feedback from relevant Town departments (e.g., Planning, Conservation, DPW Affordable Housing Trust, etc.)
- 2.2. Land identified as one of the following requires review and approval through Town Meeting:
 - a. Land affordable housing (e.g., income limits, resale restrictions).
 - b. Conservation.
 - c. Other municipal land use requirements (e.g., open space, community use).

2.3. The following shall apply to land identified as available for auction:

- a. The premises shall be conveyed with a deed restriction stating that the land shall not be used in and of itself as a separate building lot or for additional primary residential dwelling units.
- b. To the extent allowed by the Zoning Bylaw, when a foreclosed tax title parcel is purchased and combined with an existing primary residential dwelling unit additions and accessory uses may be permitted.

2.4. Legal Review: All proposed deed restrictions shall undergo legal review to ensure compliance with Massachusetts General Laws, particularly regarding enforceability and duration.

2.5. Transparency and Disclosure: Proposed deed restrictions shall be clearly disclosed in all auction materials and public notices related to the parcel's disposition.

2.6. Incorporation into Deed: Approved deed restrictions shall be incorporated into the deed for the auctioned or disposed parcel and recorded with the Plymouth County Registry of Deeds.

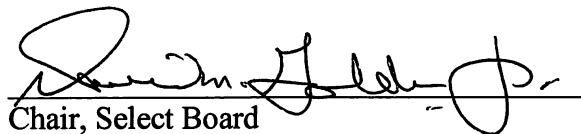
2.7. Enforcement: The Town of Plymouth reserves the right to enforce the deed restrictions, including seeking legal remedies for violations.

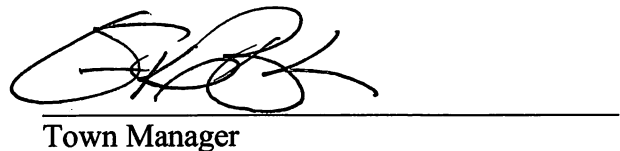
2.8. Deed restrictions placed on previous foreclosed tax title parcel sold at auctions shall remain in place as these lands were sold at below fair market value.

3. QUESTIONS

For inquiries, contact the **Treasurer / Collector's Office**.

Signed By:


Chair, Select Board


Town Manager

10/14/25
Date

10/14/25
Date