

VERMONT HOUSING FINANCE AGENCY
Federal Recapture Maximum Income - Effective with July 14, 2025 Closings

The limits below apply only for determining if a Borrower's income at the time they sell the home they purchased with a VHFA first mortgage or with a Mortgage Credit Certificate, is over the maximum limit for Federal Recapture Tax. The Holding Period % is the basis for calculating the amount of tax if owed. For a Borrower to owe the Recapture Tax, their income must exceed the applicable limit below, they must have sold the property within nine (9) years from the date of closing and made a net profit on the sale. For more information refer to IRS Form 8828 for instructions on calculating any tax owed.

County	Holding Period	Holding Period %	Family Size 1-2	Family size 3+	Holding Period and	Holding Period %	Family Size 1-2	Family Size 3+
Addison	Before 1 st anniversary	20%	\$ 116,100	\$ 133,515	On/after 5 th anniversary before 6 th anniversary	80%	\$ 148,176	\$ 170,402
	On/after 1 st anniversary before 2 nd anniversary	40%	\$ 121,905	\$ 140,190	On/after 6 th anniversary before 7 th anniversary	60%	\$ 155,585	\$ 178,922
	On/after 2 nd anniversary before 3 rd anniversary	60%	\$ 128,000	\$ 147,200	On/after 7 th anniversary before 8 th anniversary	40%	\$ 163,364	\$ 187,869
	On/after 3 rd anniversary before 4 th anniversary	80%	\$ 134,400	\$ 154,560	On after 8 th anniversary before 9 th anniversary	20%	\$ 171,532	\$ 197,262
	On/after 4 th anniversary before 5 th anniversary	100%	\$ 141,120	\$ 162,288				
Bennington, Windsor	Before 1 st anniversary	20%	\$ 113,200	\$ 130,180	On/after 5 th anniversary before 6 th anniversary	80%	\$ 144,475	\$ 166,146
	On/after 1 st anniversary before 2 nd anniversary	40%	\$ 118,860	\$ 136,689	On/after 6 th anniversary before 7 th anniversary	60%	\$ 151,698	\$ 174,453
	On/after 2 nd anniversary before 3 rd anniversary	60%	\$ 124,803	\$ 143,523	On/after 7 th anniversary before 8 th anniversary	40%	\$ 159,283	\$ 183,176
	On/after 3 rd anniversary before 4 th anniversary	80%	\$ 131,043	\$ 150,699	On/after 8 th anniversary before 9 th anniversary	20%	\$ 167,247	\$ 192,335
	On/after 4 th anniversary before 5 th anniversary	100%	\$ 137,595	\$ 158,234				
Caledonia, Essex, Lamoille, Orange, Orleans, Rutland, Washington, Windham	Before 1 st anniversary	20%	\$ 135,840	\$ 158,480	On/after 5 th anniversary before 6 th anniversary	80%	\$ 173,370	\$ 202,265
	On/after 1 st anniversary before 2 nd anniversary	40%	\$ 142,632	\$ 166,404	On/after 6 th anniversary before 7 th anniversary	60%	\$ 182,038	\$ 212,378
	On/after 2 nd anniversary before 3 rd anniversary	60%	\$ 149,763	\$ 174,724	On/after 7 th anniversary before 8 th anniversary	40%	\$ 191,140	\$ 222,997
	On/after 3 rd anniversary before 4 th anniversary	80%	\$ 157,251	\$ 183,460	On/after 8 th anniversary before 9 th anniversary	20%	\$ 200,697	\$ 234,147
	On/after 4 th anniversary before 5 th anniversary	100%	\$ 165,114	\$ 192,633				
Chittenden, Grand Isle	Before 1 st anniversary	20%	\$ 129,800	\$ 149,270	On/after 5 th anniversary before 6 th anniversary	80%	\$ 165,661	\$ 190,510
	On/after 1 st anniversary before 2 nd anniversary	40%	\$ 136,290	\$ 156,733	On/after 6 th anniversary before 7 th anniversary	60%	\$ 173,944	\$ 200,036
	On/after 2 nd anniversary before 3 rd anniversary	60%	\$ 143,104	\$ 164,570	On/after 7 th anniversary before 8 th anniversary	40%	\$ 182,641	\$ 210,037
	On/after 3 rd anniversary before 4 th anniversary	80%	\$ 150,259	\$ 172,798	On/after 8 th anniversary before 9 th anniversary	20%	\$ 191,773	\$ 220,539
	On/after 4 th anniversary before 5 th anniversary	100%	\$ 157,772	\$ 181,438				
Franklin and Burlington Targeted Area (Census Tract 4 and 10)	Before 1 st anniversary	20%	\$ 155,760	\$ 181,720	On/after 5 th anniversary before 6 th anniversary	80%	\$ 198,793	\$ 231,925
	On/after 1 st anniversary before 2 nd anniversary	40%	\$ 163,548	\$ 190,806	On/after 6 th anniversary before 7 th anniversary	60%	\$ 208,733	\$ 243,522
	On/after 2 nd anniversary before 3 rd anniversary	60%	\$ 171,725	\$ 200,346	On/after 7 th anniversary before 8 th anniversary	40%	\$ 219,169	\$ 255,698
	On/after 3 rd anniversary before 4 th anniversary	80%	\$ 180,311	\$ 210,363	On/after 8 th anniversary before 9 th anniversary	20%	\$ 230,128	\$ 268,483
	On/after 4 th anniversary before 5 th anniversary	100%	\$ 189,327	\$ 220,881				