

Real Property Tax Dates & Tax Information

Important Real Property Tax Dates

As the Seller, taxes are your responsibility up until the date of closing.

•January 1

Calendar year begins.

The property tax lien attaches to the property on the first day of January of the tax year.

•February 1

2nd Installment Due
(Second Installment -January 1 to June 30)

•March 1

Assessment Date.
Second half taxes for the prior tax year are due.

Taxes become a lien at 12:01 a.m. Not yet due and payable for the Fiscal Tax Year starting July 1. Thereafter title evidence must show taxes as a lien for the coming Fiscal Tax Year.

•April 10

2nd Installment becomes delinquent at 5p.m.

10% penalty plus \$10 administrative charge attaches. If April 10th falls on a weekend or holiday, taxes are not delinquent until 5 p.m. the next business day.

•April 15

Last day to file for 100% Veterans or Home owner's exemption.

To be eligible for applicable exemptions, you must own and occupy property on March 1.

•May 1

Second half taxes for the prior tax year become delinquent at 5:00 p.m. and incur penalties at 16% per annum. If May 1 is a Saturday, Sunday or other legal holiday, the time of delinquency is 5:00 p.m. on the next business day.

• June 30

Property tax may become defaulted.

If you fail to pay either or both installments by 5 p.m., property tax becomes defaulted and additional costs and penalties accrue. If June 30th falls on a weekend or holiday, taxes must be paid by 5 p.m. of the preceding business day.

•July 1

Current fiscal tax year begins.

•September 1

Tax figures for the current year become available in early to mid September. The County Treasurer has no statutory responsibility to mail tax bills for current year taxes, however, tax bills are sent out as a courtesy. If you don't receive a tax bill by mid to late September, call the County Treasurer to get the amount of taxes owed. The property owner is responsible for taxes and penalties, even if a tax bill is not received.

•September 1

The County Treasurer must mail delinquent tax notices to the taxpayer.

•October 1

First half taxes for the current year are due.
If the total amount of taxes are \$100 or less, the entire amount of taxes is due October 1 and becomes delinquent at 5:00 p.m. on November 1.

•November 1

1st Installment Due
(First installment — July 1 to December 31)

First half taxes for the current year become delinquent at 5:00 p.m. and incur penalties at 16% per annum. If November 1 is a Saturday, Sunday or other legal holiday, the time of delinquency is 5:00 p.m. on the next business day. If full year taxes are paid on or before December 31, penalties are waived.

•December 1

Last day to file for 80% Veterans or Homeowner's exemption

•December 10

1st Installment becomes delinquent at 5p.m.

10% penalty added to taxes due. If December 10th falls on a weekend or holiday, taxes are not delinquent until 5 p.m. the next business day.



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