

Important Real Property Tax Dates – California

JANUARY

January 1

Taxes become a lien on all taxable property at 12:01 AM.

First day to file affidavits and claims for exemptions for real property.

First day to file application for "decline-in-value" reassessment (Proposition 8).

FEBRUARY

February 1

Second installment of real estate taxes is DUE (DELINQUENT after 5:00 PM on April 10).

February 15

Deadline for timely filing of affidavits and claims for exemptions (late after 5:00 PM; a postmark before midnight is considered timely) for real property, including Veterans' and Disabled Veterans'.

Last day to file for the Homeowners' Exemption claim (late after 5:00 PM; a postmark before midnight is considered timely) to receive the maximum exemption (\$7,000 of assessed value).

APRIL

April 10

SECOND INSTALLMENT¹ OF REAL ESTATE TAXES BECOMES DELINQUENT AFTER 5:00 PM (a postmark before midnight is considered timely).

Annual payment on the Installment Plan of Redemption is due.

MAY

May 15 - December 10

Period for filing affidavit and claim for property tax postponement with State Controller.

JUNE

June 1

Mailing of delinquent tax bills for current year and supplementals.

June 30

Last day of the property tax year (fiscal year).

DELINQUENT property becomes TAX DEFAULTED for nonpayment of taxes and is subject to the power of sale five (5) years hence if delinquent taxes are not fully paid. Last day (prior to 5:00 PM) to open an installment plan of redemption on those parcels in their fifth year of delinquency.

JULY

July 1

First day of the property tax year (fiscal year).

First day affidavit and claim for homeowner or renters assistance may be filed with State Franchise Tax Board.

July 2

First day to file an Assessment Appeal application for equalization of assessment.

SEPTEMBER

September 15

LAST DAY TO FILE ASSESSMENT APPEAL APPLICATION FOR REDUCTION OF ASSESSMENT MADE IN REGULAR PERIOD. (For some CA Counties- see list on back)

(Fourth Monday)

Assessment Appeals hearings commence.

OCTOBER

October 1

Beginning day of annual secured tax bill mailing (by Treasurer and Tax Collector).

October 15

Last day affidavit and claim for homeowner or renters assistance may be filed (late after 5:00 PM) with State Franchise Tax Board.

October 31

Last day of annual secured tax bill mailing (by Treasurer and Tax Collector).

NOVEMBER

November 1

The first installment of real estate taxes is DUE (DELINQUENT after 5:00 PM on December 10).

November 30

LAST DAY TO FILE ASSESSMENT APPEAL APPLICATION FOR REDUCTION OF ASSESSMENT MADE IN REGULAR PERIOD. (For some CA Counties- see list on back)

DECEMBER

December 10

FIRST INSTALLMENT¹ OF REAL ESTATE TAXES BECOMES DELINQUENT AFTER 5:00 PM (a postmark before midnight is considered timely).

Last day to file late Homeowners' Exemption to receive 80% of the exemption.

Last day to file late Veterans' Exemption to receive 80% of the exemption.

Last day to file late Disabled Veterans' Exemption to receive 90% of the exemption.

Last day to terminate Homeowners', Veterans', and Disabled Veterans' exemptions.

Last day to file for postponement of taxes with State Controller.

December 31

Last day to file application for "decline-in-value" reassessment (Proposition 8) with assessor's office. Contact your assessor's office if you feel the market value of your property has dropped below your Proposition 13 value.

¹The property tax year (fiscal year) runs from July 1 to June 30. Property is taxed as of January 1 for payment in the following fiscal year.

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COUNTY ASSESSMENT APPEALS FILING PERIODS FOR 2009

The clerks of county assessment appeals boards and county boards of equalization have certified the assessment appeals filing period for their counties pursuant to the requirements of Revenue and Taxation Code section 1603. The regular appeals filing period will begin on July 2, 2009 in each county and will end either on September 15 or November 30, depending on whether the county assessor has elected to mail assessment notices, by August 1, 2009, to all taxpayers with property on the secured roll. Following is the filing deadline for each county.

COUNTY	FILING DEADLINE	COUNTY	FILING DEADLINE
Alameda	September 15	Nevada	November 30
Alpine	November 30	Orange	September 15
Amador	November 30	Placer	November 30
Butte	November 30	Riverside	November 30
Calaveras	November 30	Sacramento	November 30
Colusa	November 30	San Benito	November 30
Contra Costa	November 30	San Bernardino	November 30
Del Norte	November 30	San Diego	November 30
El Dorado	November 30	San Francisco	September 15
Fresno	November 30	San Joaquin	November 30
Glenn	November 30	San Luis Obispo	September 15
Humboldt	November 30	Santa Barbara	November 30
Imperial	November 30	Santa Clara	September 15
Inyo	September 15	Santa Cruz	November 30
Kern	November 30	Shasta	November 30
Kings	September 15	Sierra	September 15
Lake	November 30	Siskiyou	November 30
Lassen	November 30	Solano	November 30
Los Angeles	November 30	Sonoma	November 30
Madera	November 30	Stanislaus	November 30
Marin	November 30	Sutter	September 15
Mariposa	November 30	Tehama	November 30
Mendocino	November 30	Trinity	November 30
Merced	November 30	Tulare	November 30
Modoc	November 30	Tuolumne	November 30
Mono	November 30	Ventura	November 30
Monterey	November 30	Yolo	November 30
Napa	November 30	Yuba	November 30

Tax assessment is complicated and you should always check with your local County Assessor for specific deadline dates or questions.



How Property Taxes are Determined

Property taxes are governed by California State law and collected by the county. The County Assessor must first assess the value of your property to determine the amount of property tax. Generally, the assessed value is the cash or market value at the time of purchase. This value increases not more than 2% per year until the property is sold or new construction is completed. The Auditor-Controller applies the appropriate tax rates, which include the general tax levy, locally voted special taxes, and city or district direct assessments. The Tax Collector prepares property tax bills based on the Auditor-Controller's calculations, distributes the bills, and then collects the taxes.

Can You Disagree With the Amount?

You may apply to the Assessor to see if that office will change the valuation. Additionally, Appeals Boards have been established for the purpose of resolving valuation problems. Appeals on regular assessments may be filed between July 2 and September 15. Appeals on corrected assessments, escaped assessments (assessments that did not take place when they should have), or supplemental assessments must be filed no later than 60 days from the mailing date of the corrected, escaped or supplemental tax bill.

File an Appeal but Remember to Pay the Tax

If you choose to appeal, still pay your tax installments in full by the appropriate deadlines or you may incur penalties. If your appeal is granted, a refund will be issued to you.

Did You Recently Purchase Property?

Although escrow prorates taxes and gives appropriate credit between buyer and seller, the actual taxes may not have been paid and you are responsible for any un-paid taxes at the close of escrow.

Read your escrow papers and/or title report to determine if any portion of the annual taxes were paid by the previous owner before the close of escrow.

If any taxes remain unpaid, call the Tax Collector and request a bill. When you call, give the Assessor's Identification Number (consisting of map book, page, and parcel number) from previous tax bill; the property address; or the legal description.

State law stipulates that failure to receive a bill does not permit the Tax Collector to excuse penalties on late payments.

Impound Accounts

If your taxes are paid through an impound account (included in your mortgage payment), your lender will receive your annual tax bill, and you will receive an informational copy.

Important Note

In addition to annual taxes, you will probably be responsible for paying supplemental property taxes. The supplemental property tax bill is sent to the owner only. Consider sending a copy of a supplemental bill to the lender, especially in the event taxes are paid through an impound account.