



IMPORTANT PROPERTY TAX DATES TO REMEMBER



MONARCH
TITLE COMPANY

The following is a list of important property tax dates in California for real property owners.

JANUARY	FEBRUARY	APRIL	MAY	JUNE
<p>JAN 1 • Date for valuation. Date taxes become a lien on all taxable property at 12:01 AM.</p> <p>• First day to file for Prop 8 "decline-in-value" reassessment.</p> <p>• First day to file for claims and affidavits for exemptions.</p> <p>• Notices for delinquencies for any unpaid first installments of property taxes are mailed out during the month of January.</p>	<p>FEB 1 • 2nd Installment of property taxes is due (delinquent after 5:00 PM on April 10).</p> <p>FEB 15 • Last day to file for homeowner's exemption claim (late after 5:00 PM) to receive the maximum exemption of \$7,000 of the assessed value.</p> <p>• Deadline for filing affidavits and claims for exemptions (late after 5:00 PM) for real property, including veterans and disabled veterans.</p>	<p>APR 10 • 2nd installment of real property taxes becomes delinquent after 5 PM.</p> <p>• Annual payment on the Installment Plan of Redemption is due.</p>	<p>MAY 15 • May 15 - Dec 10 is the filing period for affidavits and claims for property tax postponement with the State Controller.</p>	<p>JUN 1 • Mailing of delinquent tax bills for current year and any supplementals.</p> <p>JUN 15 • End of fiscal year.</p> <p>• Last day (prior to 5:00 PM) to open an installment plan of redemption on those parcels in their fifth year of delinquency which will be subject to tax default sale.</p>
JULY	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
<p>JUL 1 • Beginning of fiscal year.</p> <p>• Assessor completes local rolls and delivers to Auditor.</p> <p>• First day affidavit and claim for homeowner or renter's assistance may be filed with State Franchise Tax Board.</p> <p>• Delinquent secured and supplemental taxes are transferred to delinquent tax roll.</p> <p>JUL 2 • First day to file an assessment appeal application for equalization of assessment.</p>	<p>SEP 15 • Last day to file assessment appeal application for reduction of assessment for the following counties: Alameda, Inyo, Kings, Orange, San Francisco, San Luis Obispo, Santa Clara, Sierra, and Sutter.</p> <p>• Assessment appeals hearings begin (4th Monday in September).</p>	<p>OCT 1 • Original secured property tax bills begin to be mailed out and continue throughout the month of October.</p> <p>OCT 15 • Last day affidavit and claim for homeowner or renter's assistance may be filed (late after 5:00 PM) with Franchise Tax Board.</p>	<p>NOV 1 • First installment secured property taxes due (delinquent after 5 PM on December 10th).</p> <p>NOV 15 • Last day to file assessment appeal application for reduction of assessment for the following counties: Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Kern, Lake, Lassen, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Placer, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Joaquin, Santa Barbara, Santa Cruz, Shasta, Siskiyou, Solano, Sonoma, Stanislaus, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, and Yuba.</p>	<p>DEC 10 • First installment of secured property taxes becomes delinquent after 5 PM.</p> <p>• Last day to file late Homeowners' or Veterans' Exemption to receive 80% of the exemption.</p> <p>• Last day to file late Disabled Veterans' Exemption to receive 90% of the exemption.</p> <p>• Last day to file postponement of taxes with State Controller.</p> <p>DEC 31 • Last day to file for Prop 8 "decline-in-value" reassessment.</p>

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

This list is provided as a courtesy of Monarch Title Company. It contains the most significant known tax dates throughout the year, but is not intended to be a complete list. For a complete list of tax dates in your county, please contact your local county assessor's office or speak with a property tax specialist.



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