

REAL ESTATE TAX BILLS

Real Estate bills are mailed in late June. The bills normally have two installments, the first being due July 1st and the second January 1st. Late fees will apply if the installment is not paid within one month of due date. The late fees accrue at the rate of 1 ½ percent back to the originally installment date. No bill is sent for the January installment. The original bill mailed in July has a payment slip for the July and the January taxes.

Payments may be made at the Tax Office, by mail, or on line through a checking account, a debit card or charge card.

When you purchase a house, be sure at the closing that you receive a copy of any financial obligation on the house or property. It is the new owner's responsibly to obtain the information from the attorney at the time of transfer. These obligations may include Trash fees, Sewer users fees, the unpaid Sewer Assessment amount, and in some locations lake Association fees. The Tax Office does not collect Association dues, but can provide a phone number for additional information.

Even if you are told, "The taxes are all taken care of." This may mean that the obligations have been adjusted and paid to the date of the closing. The closing procedure should include information regarding any future obligations on the property. Please call the Tax Office at (860) 742-4066 to ensure that the billing office has the most current change in ownership and the correct mailing address for future bills. The staff will also ensure that you have the information regarding future billing.

When you are building or remodeling a house, the tax billing is a little different. You will receive a bill for July 1st, for whatever portion of the house was completed as of the previous October 1st. After you receive a Certificate of Occupancy you will receive a Pro-rated Real Estate bill. This information and assessment change is provided to the Tax Office by the Assessor. This additional bill will cover the period from the date of the CO through September 30th and will be for just the potion of the house completed after October 1st.

