**Coming soon to a mailbox near you: 2022 Property Taxes**

It’s September and you know what that means: ‘tis the season for county and city tax bills to be released. Here’s a couple of tips to keep in mind:

* Property taxes are paid in arrears. The tax bills that are released in the fall of 2022 relate to the property taxes for 2022. Many people mistakenly believe the bills are for the coming year, but that’s not the case.
* The name and address of the owner of the property effective January 1, 2022 is typically the party to which the tax bill is addressed. In spite of this, the bill is not a personal one; it is against the property.
* Generally speaking, there’s a sixty (60) day window to pay the bills.
* If you were the buyer this year of property and have a mortgage with an escrow account for taxes, you needn’t worry; your mortgage company received all the tax information it required to pay the tax bill on your behalf after closing. You can verify that the bill has been paid, but your input is not required.
* **If you purchased property this year and paid cash or the seller financed your purchase, you may need to be pro-active in obtaining the bill from the former owner. Alternatively, you can contact the tax office directly to pay the bill. After this year, the bill will be directed to you and in your name.**
* Non-payment of the bill could lead to penalties and interest accrual and, ultimately, a tax sale of the property on the courthouse steps.
* **Buyer agents that have handled cash transactions this year may want to send reminders to their clients to locate and pay the tax bills prior to their delinquency.**
* The buyer will have received a pro-rated tax bill credit from the seller at the time of closing, based on the 2021 tax bill for the property. If the 2022 bill was higher than the 2021 bill, the seller may owe the buyer additional funds. Most contracts permit the re-proration of property taxes for this purpose, so if the change is significant, it may be worth following up on.
* Remember, if your property lies within the city limits, you may receive 2 separate tax bills; one from the city and one from the county. Some cities, though, are taxed through the county authority, so you may want to verify that you are accounting for all property tax bills.