



PROPERTY TAXES

IMPORTANT CALIFORNIA REAL PROPERTY TAX DATES

JANUARY 1

Real property taxes become a lien
First day to file statement of separate ownership

FEBRUARY 1

Second installment real property taxes due

APRIL 10

Second installment taxes delinquent, if not paid

NOVEMBER 1

First installment real property taxes due

DECEMBER 10

First installment real property taxes delinquent, if not paid



IMPORTANT NOTES REGARDING TAXES

- In California, the tax year runs from July 1st of one year through June 30th (or to July 1st) of the next year. Be sure to verify this information if you process escrows on properties in other states.
- The first installment of taxes covers the period from July 1st through December 31st (or to January 1st). It is due November 1st and delinquent December 10th.
- The second installment of taxes covers the period from January 1st through June 30th (or to July 1st). It is due February 1st and delinquent April 10th.
- Each installment of taxes covers 6 months or 180 days. To prorate taxes, take the total amount of the bill being paid and divide by the number of days in the billing period.
- California property taxes may only be paid in full installments.
- Since taxes are due in the middle of the tax periods, they are sometimes paid in advance, and sometimes paid in arrears.
- The amount of each installment of taxes and the fact that the current taxes have or have not been paid, will be determined from the preliminary report for the subject property.

CALIFORNIA INVESTORS ESCROW CO.