



SUPPLEMENTAL PROPERTY TAXES

WHAT IS A SUPPLEMENTAL TAX BILL?

Anytime a property is sold to a new owner or new construction is completed, state law says it must be reassessed by the County. That reassessment will most likely change the assessed value of your property. When your assessed value changes, the County must recalculate your property taxes, and when those change, the San Diego County Treasurer-Tax Collector will send you a supplemental tax bill. The supplemental bill shows your home's change in value from the day you closed escrow, or reported the new construction, through the end of the fiscal year, which is June 30th.

HOW IS MY SUPPLEMENTAL BILL CALCULATED?

To calculate your supplemental tax bill, subtract your home's old value from the new market value based on the reassessment. You are taxed on that difference. Next, the County Treasurer-Tax Collector prorates what you owe based on the number of months left in the fiscal year. Finally, the 1% tax rate is applied to that amount to get your supplemental tax total.

WHY DID IT TAKE SO LONG TO RECEIVE MY BILL?

Once a new deed is recorded, the County Assessor begins the reassessment process. Which could take anywhere from 6 to 12 months after you purchase a new property or complete new construction. When the Assessor finishes, your Supplemental Tax Bill will be mailed to you.

WHEN IS MY BILL DUE?

The bill is due in two installments, or you can pay it in full by the first installment due date. Deadlines depend on the date of your regular received your Supplemental Bill and it may be different from the due times for year you tax bill. Check your Supplemental Bill for its due date.

IF I HAVE AN IMPROVED ACCOUNT WITH MY LENDER. WILL MY LENDER PAY MY SUPPLEMENTAL BILL?

If you are not sure if you have an impound account, call your lender and say you are calling about Supplemental Tax Bill and not your regular Annual Tax Bill.

WILL IT GET IMPROVEMENTS TO YOUR PROPERTY?

No. Unless you make improvements to your property or unless you add or remove someone from the title. Supplemental Bills are only sent to you to adjust your home's value when a qualifying event triggers a reassessment of your property.