



FAQ's

Supplemental Property Taxes

WHAT ARE SUPPLEMENTAL TAXES?

Supplemental property taxes were signed into law in 1983. The tax revision was intended to drive tax dollars to aid California's schools. They are designed to be a "catch up" tax, enabling the tax collector to collect additional tax calculated from the date a homeowner takes title to the property until the new, reassessed tax period begins. If the value of the home is greater than the existing tax valuation, a supplemental bill will be issued for the tax on the difference.

WHAT TRIGGERS A SUPPLEMENTAL TAX BILL?

A change in ownership or the undertaking of new construction (e.g., an addition or remodel) will trigger the tax assessor to reassess your property. The taxes become a lien against the property as of the date of ownership change or the date construction is completed.

HOW ARE SUPPLEMENTAL TAXES BILLED?

Supplemental taxes are billed separately from regular property taxes. In most cases, you will only receive one supplemental tax bill which will be divided up into two installments. The first installment will be due shortly after you receive the bill, and the dates may or may not coincide with your regular tax bill. They do not replace your regular tax installments and you should expect to receive regular bills for your standard property taxes separately.

WILL MY IMPOUND ACCOUNT WITH MY LENDER COVER THESE TAXES?

You should check with your new lender as soon as you receive your supplemental tax bill. Almost always, the supplemental taxes will not be covered by your impound account, but only your lender can advise you on that.

CAN I CHALLENGE THE ASSESSED VALUE OF MY PROPERTY?

Yes, you will be sent a notification of the new assessed value of your property, and you may file an appeal with the county tax assessor at that time.

