

Tax Bill Frequently Asked Questions and Filing Deadlines

What is the tax year?

Throughout the State of New Hampshire, the tax year runs from April 1 through the following March 31. Assessments of your property are made as of value on April 1st of each tax year and appear on your tax bill.

How often and when will I be billed?

Property taxes are billed twice a year. The first bill of the year is an estimate, usually based on one half of the previous year's tax. This tax bill, printed and mailed out the middle to end of May, is due on July 1st. The tax rate is set by the State of New Hampshire Department of Revenue in the fall of the year after which the final bill is printed.

The final bill is calculated using the new rate multiplied by your property's assessed value as of April 1st less any payments made on the first bill. The final tax bill is printed and mailed in late October or early November and due on or after December 1st.

What form of payment do you accept? Can I pay my taxes on line?

We accept cash and checks, money orders and cashier checks, or payments can be made online. If paying online, **the convenience fees are not retained by the Town, but go directly to the third party processor.**

What if my taxes are escrowed by my mortgagee?

Your bank or mortgage company should instruct you as to whether or not you need to send them a copy of your tax bill. It is always best to verify that they have paid your bill each time.

Are there penalties for paying my property taxes after the due date?

Yes. Interest is charged at the rate of 12 percent. To calculate how much your daily interest charge would be:

"Tax owed" multiplied by "0.12" then divided by "365" (days) = daily interest amount

Example: \$3,450 tax owed x 0.12 (12%) / 365 = \$1.14 daily interest amount

Unpaid property taxes from the previous year(s) become subject to the Property Tax Lien process beginning in mid-April.

How are my property taxes applied to delinquent tax amounts?

In accordance with administrative regulations of the NH Department of Revenue Administration, payments are applied **first** to any interest amounts owed and then to principal amounts of taxes owed.

Will a property tax lien be executed on my property if taxes remain unpaid?

Yes. Unpaid previous year property taxes become subject to the Property Tax Lien process 90 days from the due date of the tax bill.

- Beginning in April/May, additional fees are charged to notify the taxpayer and mortgage company, and execute the Lien process.

- Property Tax Liens are executed in May/June on each property for unpaid previous year taxes. The amount of the Tax Lien equals the total tax due, plus interest and costs. The Lien becomes a public record and notice of the Lien is recorded at the Rockingham County Registry of Deeds.
- Mortgagees are notified of any property tax liens.
- The lien becomes subject to a Tax Deed to the Town if the Lien is not paid in full (redeemed) within 2 years of the Lien date (see below).

What is the interest rate charged on a property tax lien?

Interest on tax liens is charged at the rate of 18 percent. To calculate how much your daily interest charge would be:

"Amount of tax lien" multiplied by "0.18" then divide by "365" (days) = daily interest amount
 Example: \$4,250 tax owed x 0.18 (18%) / 365 = \$2.10 daily interest amount

How do I redeem a Tax Lien?

A property Tax Lien can be redeemed by paying the full amount due (including interest and costs.) Notice of the redemption (payment) will be recorded within 30 days at the Rockingham County Registry of Deeds.

Will my property be deeded to the Town if property tax liens remain unpaid?

Yes. If a tax lien is not paid in full (redeemed) within two (2) years from the date of the Lien, the Tax Collector must execute a Tax Deed to the Town for the property.

What if I didn't get a tax bill?

Bills are sent to the address of the last known owner by State law. The Tax Assessor's Office updates its records according to the transfer recorded and received from the Rockingham Registry of Deeds (<http://nhdeeds.com/>). Your attorney or closing company should have checked the status of taxes due. However, it is **your** responsibility as the owner to make sure they are paid and to advise us of your mailing address in writing. If you have questions about this, refer to your closing statement and/or contact our office. Interest will be charged on tax bills not paid by the due date.

Filing Deadlines

Abatements – March 01

Exemptions (Elderly, Blind, Disabled) – April 01

Veteran's Credits – April 01

Forms are available in our office.