



Tax Administration

in North Carolina Course



North Carolina Department of Revenue

Tax Year Overview

Property Tax Section

Local Government Division

Annual Property Tax Calendar

- The UNC School of Government publishes an annual calendar of important property tax deadlines
- Calendars for the upcoming year are usually published in December, and can be viewed or downloaded through the “Publications” section of the SOG website:

www.sog.unc.edu

- From the Publications page, look first under “Bulletins,” then “Property Tax Bulletin.”

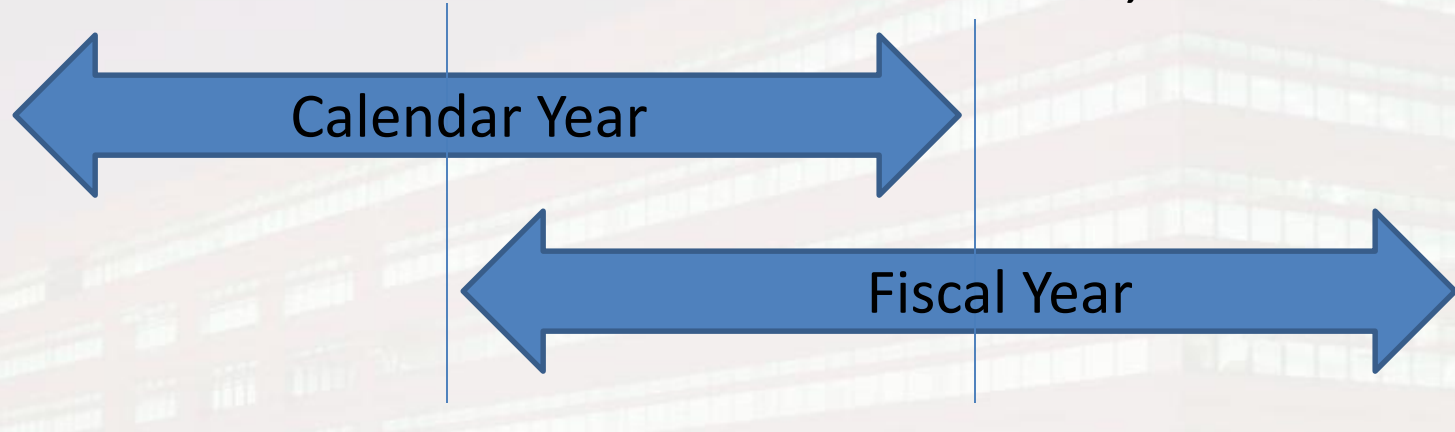
What's the Tax Year?

- Taxes are **collected** on a fiscal year basis, following the county budget year, which runs from July 1 through June 30 of the following year. Technically, this is the tax year.
- However, most of the tax **assessment** activities are based on a calendar year schedule.
- Under G.S. 105-395.1, all statutory due dates which fall on a weekend or public holiday are automatically extended to the next business day. With one exception?

Tax / Fiscal Year –18 Month Cycle

January 1, 2015

December 31, 2015



July 1, 2015

June 30, 2016

RMV Calendar Items

- HB1779/Tag & Tax Together/VTS
 - On the last Saturday of each month the VTS uploads monthly registration file for counties to process and DMV downloads the billing file for the previous month
 - DMV Renewal notices are mailed approximately 60 days in advance of the renewal date
 - Renewal notices & taxes are due by the 15th of the month following the month of expiration
 - Taxes are collected by DMV during the renewal process or when someone applies for a new registration
 - DOT Fiscal emails the counties monthly ACH remittance (monthly collection) by the 10th of each month

January

- Jan. 1 – Ownership, situs, taxability, and value are determined; listing period begins; lien for upcoming taxes attaches to real property
- **Jan. 5** – Last date to pay taxes for current fiscal year at face value
- Jan. 15 – Certain taxpayer reports are due: from those holding property for others for a business purpose, and from operators of marinas, mobile home parks, and aircraft facilities.
- Jan. 31 – Regular listing period ends

Listing Period (G.S. 105-307)

- Default period is Jan. 2 - Jan. 31.
- County Commissioners can extend period up to 30 days (60 days in reappraisal years).
- Individual extensions may be granted up to April 15. Commissioners can delegate this authority to assessor.
- Counties which have electronic listing programs under G.S. 105-310.1 may extend the listing period for **electronic** listings to June 1.

Listing Period Significance

- All taxable personal property must be listed during this time [G.S. 105-306(a)].
- Real property is permanently listed, but improvements to and separate rights in real property must still be reported to the assessor [G.S. 105-303(b)(2)].

Listing Period Significance, cont'd.

- Most exemption/exclusion applications are due during the listing period [G.S. 105-282.1(a)].
- Applications for the following programs must be accepted if filed on or before June 1:
 - Elderly/Disabled exclusion (G.S. 105-277.1)
 - Circuit Breaker (G.S. 105-277.1B)
 - Disabled Veteran exclusion (G.S. 105-277.1C)

February

- **First Monday** – County collector must report to county commissioners the total unpaid taxes, for the current fiscal year, which are a lien on real property
- **Second Monday** – Municipal collector must report to governing body the total unpaid taxes, for the current fiscal year, which are a lien on real property

March

- **Between Mar. 1 and Jun. 30** – Collector must advertise tax liens
- First Monday in Mar. – Last day to appoint a special Board of E&R for the year (G.S. 105-322)
- 10 days before first Monday in April – If Board of E&R meets early enough, the public notice will need to be published in March
- Mar. 31 or Apr. 1 – Last day to which listing period can be extended in reappraisal year (60 days after Jan. 31)

April

- First Monday in April – Earliest day for the initial meeting of the Board of E&R; if not a reappraisal year, must generally adjourn by the 3rd Monday after the first meeting
- Apr. 14 – If voters in local school district have approved supplemental taxes, deadline for assessor to give superintendent assessed value of taxable property in district
- Apr. 15 – Last day for individual listing extensions; NCDOR notifies county of PSC assessment level

May

- **May 1** – Last date for governing body to adopt discount for early payment
- First Monday in May – Last day for the initial meeting of the Board of E&R; if not a reappraisal year, must generally adjourn by the 3rd Monday after the first meeting

June

- **Jun. 1** – County budget officer normally files proposed budget for upcoming fiscal year by today. Collector must accept prepayments made after filing
- 10 days after budget adopted – Form AV-8 due to NCDOR, detailing reappraisal budget
- **Jun. 30** – End of fiscal year/Tax Rates must be adopted by this date

July

- **Jul. 1** – Start of fiscal year; in non-reappraisal years, Board of E&R must adjourn for purposes of receiving new appeals
- **After Jul.1, but before being charged with taxes for new fiscal year** – Collector must report to governing body:
 - List of taxpayers with outstanding bills
 - Settlement for taxes charged & collected last year
- **After settlement** – Collector is charged with taxes for new fiscal year, and recharged with delinquent taxes

August

- **Aug. 1** – Governing body makes tax levy by today
- **Aug. 31** – Last day for early payment discount, if any

September

- **Sep. 1** – By today, collector is to have been charged with (and bonded for) taxes for fiscal year, which become due today
- **Sep. 2** – Statute of limitations runs on unpaid taxes which were first due 10 years ago

October & November

- Regular monthly RMV and interest rate issues during these months

December

- Dec. 1 – In reappraisal years, Board of E&R must adjourn for purposes of receiving new appeals
- Dec. 22 – Assessor to advertise listing period 10 days prior to Jan. 1
- Dec. 31 – Last day to make late applications or appeals for calendar year