

The Town of Falmouth has gone to Quarterly Tax Billing!!!!

Important information regarding your next Real Estate and Personal Property Tax Bill that will be mailed July 1, 2011 and Due August 1, 2011

The Town Meeting approved Quarterly Tax Billing for the Town of Falmouth beginning July 1, 2011. This directly impacts the billing and payment schedule of your future tax payments. You will now pay your tax in smaller installments but **FOUR** times a year instead of two large installments.

QUARTERLY TAX BILLING QUESTIONS:

When will the proposed quarterly billing begin?

Beginning July 1, 2011 for Fiscal 2012

Why the change to billing four times a year?

Falmouth, like most cities and towns in Massachusetts, relies heavily on revenues generated from tax bills to fund its account receivable and payroll warrants. In the current environment the Town operates for almost 4 months (July 1-Nov 1) before collecting its most significant revenue source.

The Town has been able to avoid quarterly billing in the past. What has changed?

Recent and continuing reduction in state aid causes the town to rely more heavily on local tax generated revenues to pay its bills. The main purpose of this change is to avoid borrowing costs associated with potential cash shortfalls. The quarterly scenario would also allow the Treasurer to take advantage of higher yields offered on longer term CDS and investment vehicles.

What happens if my mortgage company escrows my taxes?

You won't even notice the change- we will continue to provide tax information and accept payments directly through the escrow companies and tax services.

Time periods covered by payments:

<u>Mailing Date</u>	<u>Payment DUE</u>	<u>Period Covered</u>
July 1 (2 payment stubs included)	August 1(preliminary) November 1(preliminary)	July 1 -- September 30 October 1 -- December 31
January 1 (2 payment stubs included)	February 1(actual) May 1 (actual)	January 1 -- March 3 April 1 -- June 30

How will interest be charged on overdue payments?

Interest accrues at the rate of 14% per year, on a per diem basis, on delinquent tax amounts, computed from the due date; this is a significant change from the semi-annual billing policy that was retroactive to date of mailing.

Will the quarterly billing system affect the amount of taxes I pay for the year?

No. The amount you pay is the same under either billing system. Either way the amount you pay is based on the valuation of your property and the tax rate.

How will I be billed?

The town plans to mail BOTH the preliminary tax bills due August 1, and November 1 in the same mailing (July 1). The taxpayer would be responsible for paying the August 1 bill and keeping the secondary payment stub in a “safe place” and paying that by November 1. In the event a taxpayer loses their payment stub, they can go online to the town website www.falmouthmass.us and print a copy. The same situation would be true for the actual tax bills due February 1 and May 1. Taxpayers can also pay online at the above website by clicking on the “Ebill” link.

When will applications for abatement, deferrals and exemptions be accepted?

Deferral, Exemption and Abatement applications will still be submitted to the Assessor’s Office. Exemption and Deferral applications will be mailed out in August. If you do not receive your application by September please call the Assessor’s Office 508-495-7380 or download the application from the Town’s website www.falmouthmass.us -click on the Assessor’s page.

Abatement application forms will be available when the 3rd quarter bill is sent on January 1. The deadline for Abatement applications will now be FEBRUARY 1 or thirty days after the mailing of the January 1 bill (3rd quarter), whichever is later.

The deadline for applications for Exemptions and Deferrals will be 90 days after the mailing of the January 1 (3rd quarter) tax bill.

Applications for Abatements will be available online at the town’s website when the actual bills are mailed January 1 (3rd quarter), click on Assessor’s.

How will the tax payments be calculated?

The first two “the preliminary “ bills will be no greater than the amount billed in the previous year plus 2.5%, less any exemptions, or abatements that were granted in the prior year.

The third and fourth “the actual” bills will reflect any changes in valuation as well as tax rate changes, less the preliminary taxes paid.

When will the Street, Water, or Sewer Betterments be billed?

If your property has Betterment it will be billed along with the committed interest on the January 1 (actual) bill.

QUESTIONS?????

Please call the Assessor’s Office 508-495-7380 for any questions on abatements, exemptions, deferrals or calculation of amount due OR the Collectors Office 508-495-7370 for questions on payment due dates and time period covered.