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## TAX YEAR – REAL PROPERTY

The tax year begins July 1st of each year and ends June 30th of the next year.

If you do not receive a tax bill by August 15th, simply print a copy of your bill by using the [TAX BILL LOOKUP](#) or contact our office at 301-475-4200 extension 3300.

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## DUE DATES – REAL PROPERTY

**Annually on September 30<sup>th</sup>.**

If you reside/live on the property your account will be listed as your "Principal Residence" on your tax bill. Accounts listed as "Principal Residence" are due on a Semi-Annual basis (two installments). The first installment is due by September 30th of each tax year without interest or penalty. The second installment (including applicable service fees) is due by December 31st of each tax year without penalty or interest.

- "Principal Residence" owners may also pay real property taxes on an Annual basis if desired. If your mortgage company remits your tax payment for you, you must make an election in writing before May 1st (60 days prior to the beginning of the next tax year) to be an annual payer.
    - You may [down load](#) the attached form for your election process. Send the completed form to your mortgage company.
  - "Non-Principal" accounts are due on an Annual basis by September 30th of each tax year without penalty or interest.
  - If a mortgage company holds your real estate taxes in an escrow account, please forward the tax bills to them for payment. To verify that your real estate taxes were paid, check the annual escrow analysis statement provided to you by your mortgage company or view you account data at our [TAX BILL LOOKUP](#).
  - Please notify the State Department of Assessment & Taxation if you request a permanent change of mailing address. You may do so by [clicking here](#).
  - Properties with delinquent prior year real estate taxes due are subject to a tax lien at our annual tax sale auction. Please pay your tax bill promptly to avoid the expense and aggravation of your property being processed in our annual tax sale auction.
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[PAY YOUR BILL](#)

[CHANGE YOUR ADDRESS](#)

[TAX BILL LOOKUP](#)

[CONTACT US](#)