



**Town of Rutland 250 Main Street, Rutland, MA 01543**

## **Real Estate Taxes**

### **Frequently asked Questions**

When did quarterly billing begin?

Why the change to billing four times a year?

Who approved this?

How will the payments be calculated?

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

How will interest be charged on overdue payments?

#### **When did quarterly billing begin?**

Fiscal Year 2005, beginning July 1, 2004.

#### **Why the change to billing four times a year?**

Rutland, like most cities and towns in Massachusetts, cannot afford to pay its bills from July 1 until November 1 without receiving any cash from tax revenue. Quarterly billing was developed several years ago to assist cities and towns by improving cash flow and avoiding costly short-term borrowing.

#### **Who approved this?**

November 6, 2003 at a Special Town Meeting, as required by State law.

#### **How will the payments be calculated?**

The first two "preliminary" bills will be 25% of the amount billed in the previous year, less any exemptions, deferrals, or abatements. The third and fourth "actual" bills will reflect changes in valuation and annual tax increases including any overrides or debt exclusions. For example:

- FY 2017 tax was \$5,500, and the taxpayer also had a \$1,000 water lien, and qualified for a \$500 veterans' exemption
- FY 2017 tax billed  $\$5,500 + \$1,000 - \$500 = \$6,000$
- FY 2018 1st & 2nd quarter preliminary bills will be 25% of \$6,000 or \$1,500 each
- FY 2018 actual tax bill is \$5,700 --- increase due to debt exclusion vote and reflects new valuation, taxpayer has \$1,000 water lien, and still qualified for \$500 exemption

- FY 2018 total tax due is  $\$5,700 + \$1,000 - \$500 = \$6,200$   
1st and 2nd payments were made for \$3,000, actual tax remaining due \$3,200
- FY 2018 3rd & 4th quarter bills will be 50% of remaining tax or \$1,600 each

**When will applications for abatements, deferrals and exemptions be accepted?**

Deferrals, Exemptions and Abatements must be submitted to the Assessor's Office. Applications will be available when the 3rd quarter actual bill is set. The deadline for applications will be February 1 or the due date of the 3<sup>rd</sup> quarterly bill whichever is later.

**Time periods covered by payments:**

<b>Payment Due</b>	<b>Covers</b>
August 1 (preliminary)	July 1 – September 30
November 1 (preliminary)	October 1 – December 31
February 1 (actual)	January 1 – March 31
May 1 (actual)	April – June 30

**How will interest be charged on overdue payments?**

Interest accrues at the rate of 14% per year on delinquent tax amounts, computed from due date. Payments **must** be received in the Treasurer's office by the end of the business day on the due date to be considered timely. Postmarks are **not** accepted as proof of payment – please allow sufficient mailing and processing time when submitting payments via U.S. mail or bank online payment service.