

Are You Having Trouble Paying Your Annual Property Taxes in Two Installments?

Would it help to make monthly payments instead? Here are some solutions to consider:

1. Set Up an Impound Account with Your Lender

Many lenders allow you to adjust your monthly mortgage payment to include your yearly property taxes. These amounts are added to your mortgage payment and paid directly by your lender to our office by the required due dates. Banks often provide this service at no additional cost to you.

2. Open a Savings Account for Property Taxes

Consider opening a dedicated savings account with your bank to set aside monthly installments toward your property taxes. Follow these steps:

- Calculate your current total tax amount and add approximately 3% to account for potential increases in property valuations or voter-approved measures.
- Divide the adjusted total by 12 and deposit that amount into the savings account each month.
- Use the accumulated funds to pay your property taxes by the due dates.

This approach typically has no cost, and you can earn interest on the savings.

3. Use a Service Like Easy Smart Pay

Easy Smart Pay allows you to make monthly payments toward your secured property taxes via ACH or credit card (not applicable for supplemental property taxes). The service charges a fee of 1.99%, subject to change. Once the total amount is paid, Easy Smart Pay forwards the payment to our office by the required due dates.

Please note: Easy Smart Pay is endorsed by us but is not affiliated with San Mateo County.

Easy Smart Pay Disclaimer Notice

The San Mateo County Treasurer-Tax Collector has partnered with Easy Smart Pay, a third-party vendor, to provide a monthly payment option for property taxes. By using Easy Smart Pay, you

will leave the San Mateo County Treasurer-Tax Collector's website and be redirected to Easy Smart Pay's site.

Important Notes:

- Easy Smart Pay is a private business and is not under the control of the San Mateo County Treasurer-Tax Collector.
- We are not an agent for Easy Smart Pay and make no representation or warranty regarding the accuracy of information on Easy Smart Pay's website.
- Always verify information from linked websites before acting upon it.
- Security and privacy policies on third-party sites may differ from ours. Please review them carefully.

If you are interested in enrolling or for more information, please [click here](#).

If you have questions or concerns about Easy Smart Pay's products or services, contact them directly at 916-913-3279 or support@easysmartpay.net.

If you prefer to return to the San Mateo County Treasurer-Tax Collector's homepage, [click here](#).

Reminder: Key Property Tax Due Dates

- **November 1:** First installment due (delinquent after December 10).
- **February 1:** Second installment due (delinquent after April 10).

These dates apply to regular secured property taxes and may not include supplemental property taxes. Regardless of the option you choose, ensure payments are made on time to avoid penalties.