

Tax Collector » New Homeowner Information

Welcome, New Homeowner!

If you've recently purchased a home in **San Mateo County** — **Congratulations!**

As a new property owner, it's important to understand your property tax responsibilities. Whether you just closed escrow or are planning to purchase, the information below will help guide you through what to expect.

◆ What Happens When You Buy a Home

When a property changes ownership, several things occur:

- The **Assessor's Office** assigns a **new assessed value** based on your purchase price.
 - You become responsible for:
 - The **Annual Secured Property Tax Bill**
 - Any **Supplemental Tax Bills** issued due to the change in ownership.
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New Assessed Property Value

When a home is sold, the Assessor's Office reassesses the property value—typically based on your purchase price. This **new assessed value** will be used to calculate your **property taxes** going forward.

Questions about your new assessed value?

 (650) 363-4500 |  www.smcacre.gov

Annual Secured Property Tax Bill

The **Annual Secured Property Tax Bill** is based on the assessed value of the property as of **January 1st**. Even if the bill is in the previous owner's name, **you are responsible** for paying it if you own the property when taxes are due. (Revenue and Taxation Code 2610.5)

What to Know:

- **Due dates:** 1st installment due **November 1** (delinquent after December 10), 2nd installment due **February 1** (delinquent after April 10).
- **Ownership changes may delay bill processing.** If you haven't received your bill, check online or call our office.
- Your closing documents often outline tax responsibilities — check with your escrow officer if unsure.

Need to view or pay your bill?

 Visit www.smcgov.org/tax or call 866-220-0308

Supplemental Tax Bills

A **Supplemental Tax Bill** is issued when there is a reassessment following a change in ownership. This bill reflects the **difference between the new assessed value and the previous assessed value**, prorated from your purchase date through **June 30** of the fiscal year.

Important Reminders:


- **This bill is in addition to** your annual property tax bill.
 - **Mortgage lenders usually do not pay** this bill—you are responsible for payment.
 - When checking your account online, be mindful of the periods being billed as there are often supplemental bills for multiple owners. If you have any questions, call our office.
 - Prior to the bill being issued, you will receive a Notice of Supplemental Assessment from the Assessor. Review this notice and contact them immediately if you disagree with any details as the supplemental bill will be calculated & issued accordingly.
 - Bills typically arrive **6–9 months after purchase**, but may take longer depending on reassessment timing.
 - You **may receive two** supplemental bills depending on when your purchase occurred within the fiscal year.
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Homeowner's Exemption

If your new property is your **primary residence** as of **January 1**, you may be eligible for a **\$7,000 exemption** on your assessed value. <https://smcacre.gov/assessor/homeowners-exemption>

How It Works:

- The **Assessor's Office** typically mails a **Homeowner's Exemption application** 2–3 months after your purchase.
- If you haven't received it within **4 months**, you should contact the Assessor.


 (650) 363-4500

Which Office to Contact?

Understanding who does what can help you get answers faster. Here's a breakdown of each department's role:

Treasurer – Tax Collector

- **Collects** all property tax payments
- **Issues** secured, supplemental, and unsecured tax bills
- **Manages** the County Investment Pool

 Tax Bill Inquiries: (866) 220-0308


 www.smcgov.org/tax – Tax Collector's Office

 Treasurer's Office Direct Line: (650) 363-4850

 www.smcgov.org/treasurer

Assessor's Office

- **Determines** the assessed value of all real property
- **Processes** change in ownership and new construction assessments
- **Manages** tax relief programs, including Homeowner's Exemptions
- **Transfer of Tax Base**
- **Lot details**

 (650) 363-4500


 www.smcacre.gov/assessor


Contact the Assessor if you:

- Believe your assessed value is too high
 - Need to update your mailing address
 - Want to apply for tax exemptions or other relief
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Controller's Office

- **Calculates** property tax rates based on information from the Assessor
- **Distributes** property tax revenue to local agencies
- **Prepares** tax rolls and financial statements

 (650) 363-4777

 ctl_ptaxgeneral@smcgov.org

 www.smcgov.org/controller