



Manatee County
Tax
Collector

Ken Burton Jr.

Innovating Better Ways to Serve

Post Office Box 25300
Bradenton, Florida 34206-5300
Phone: 941.741.4800
Monday – Friday, 9:00 - 4:30
taxcollector.com

Delinquent 2020 Real Estate Taxes

When Are Real Estate Property Taxes Due?

Real Estate taxes are due by **March 31, 2021**. Beginning April 1, 2021, all unpaid real estate taxes are delinquent and will accrue interest at 3%. On May 1, a \$6 advertising fee is added and real estate taxes are advertised in a local newspaper once a week for three consecutive weeks. Once taxes are delinquent, payment must be received by the last business day of the month, in which the payment is being made; a postmark is not accepted.

What Happens If I Do Not Pay My Real Estate Taxes?

If payment of real estate taxes is not **received**, a tax certificate will be sold. The sale is operated on a competitive bid basis with interest bids beginning at 18% and progressing downward. When a certificate is sold against a piece of property, the successful bidder pays the delinquent taxes on that property and then receives a certificate which constitutes a first lien against the property. To redeem the certificate, any individual, *not just the owner of the property*, must pay all delinquent taxes plus accrued interest, penalties and advertising. The Tax Collector will then reimburse the certificate holder all monies due and the property will once again be free and clear of any tax liens for that tax year. Contact the Field Services & Collections Dept. at 941.741.4809 or email Legal@taxcollector.com for a full amortized schedule of all monies due.

What Is The Last Day To Pay My 2020 Taxes To Avoid A Tax Certificate And Can I Pay Online?

The deadline to pay 2020 real estate taxes to avoid a tax certificate is **5 PM EST May 27, 2021** for all payments received in our office, in person, by mail or online at taxcollector.com. Online payment will not be available after 5 PM EST May 27, until the conclusion and balancing of the May 28 tax certificate sale has been completed. If paying through a bank wire transfer, you must allow time for the Tax Collector's Office to process the payment before 5 PM EST. Payments by mail must be **RECEIVED by 5 PM EST May 27**; a May postmark is not accepted on delinquent payments. Customers will not be able to drop-off payments on May 27. Payments can be made online at taxcollector.com or the customer may wait for an associate to post their payment at any of our three offices (*below*) by **5 PM, May 27**.

If A Tax Certificate Is Issued, Will I Lose My Property?

If the purchaser of the tax certificate holds that certificate for a period of 2-years from the date of delinquency and the certificate is not redeemed, then the certificate holder may file a tax deed application with the Tax Collector. The property owner is notified of this action and if the taxes remain unpaid, the property will be auctioned off by the Clerk of the Circuit Court to the highest bidder via online auction.

If I Cannot Pay My Taxes In Full, Can You Accept A Partial Payment?

The Florida Statutes do not allow the Tax Collector to accept partial payments on delinquent taxes.

Can I Pay My Property Taxes Using A Bank Internet Bill-Paying Service?

We recommend using taxcollector.com to pay your taxes. If you use a bank internet bill-paying service, include the correct property identification number with each payment. Your payment must be scheduled to be received in our office by the last day of the discount period. Bill-pay services do not directly pay your taxes; they mail our office a paper check which may not be received by the deadline.

Payments received after the discount period will be returned. Our office is not responsible for payments not received when using an online bill-paying service.

I Never Received A Tax Bill; Why Do I Have To Pay A Penalty?

The 2020 tax bills were mailed November 9, 2020. Pursuant to 197.122, F.S., "all owners of property are held to know that taxes are due and payable annually and are responsible for ascertaining the amount of current and delinquent taxes and paying them..." Therefore, it is the property owner's responsibility to ensure taxes are paid, even if they did not receive a bill. Failure to receive a tax bill does not extend any of the discount periods.

What Methods Of Payment Are Available When Paying Property Taxes?

Online: Payment can be made by electronic debit of your checking account (must be in U.S. funds) at no charge. Payments by debit card or credit card (Visa, MasterCard, Discover, and American Express) are processed by a third-party payment processor, who charges a 2.5% process fee. Our office does **not** retain any portion of this fees. Note: Line of credit checks, credit card cash advance checks or checks drawn on an ACH-blocked checking account are not accepted.

In Person: We accept cash, check, debit cards, and credit cards. A \$2.50 processing fee for debit cards and a 2.5% processing fee (minimum of \$2.50) for credit cards will apply. Our office does **not** retain any portion of this fees.

Sign Up For Email Alerts On Taxcollector.com!

Visit taxcollector.com to sign up for property tax email alerts! Email alerts will allow you to receive an email when taxes are due, when a payment is made, when discount periods are ending, and when the taxes are delinquent. View this easy tutorial for assistance > [How to Sign Up for Property Tax Email Alerts](#), available on taxcollector.com. You can also access and pay property taxes, print duplicate bills and paid tax receipts on taxcollector.com.

DELINQUENT PROPERTY TAX TIMELINE ~ 2020 TAX YEAR

Beginning April 1, 2021 (*Delinquency Date*) thru May 28, 2021 (*Tax Certificate Sale*)

Event	Date*	Cut-off Time (if applicable)
2020 Real Estate Taxes Delinquent.....Add 3% interest (for April & May) 2020 Personal Property Taxes Delinquent.....Add 1.5% interest per month + \$10 collection fee	April 1	
Avoid a Delinquent Bill for 2020 Real Estate and Personal Property Taxes; Deadline to pay (<i>in person, online, by mail* or wire transfer*</i>)	April 15	5 PM EST
Mailing of Delinquent <u>Personal Property & Real Estate</u> Bills	April 30	
Advertising Fees added to amount due..... \$6.00 – Real Estate; \$3.00 Personal Property	May 1	
Advertise <u>Personal Property</u> Delinquent Accounts in the newspaper	May 5	
Advertise <u>Real Estate</u> Delinquent Accounts in the newspaper	May 6, May 13, May 20	
LOCK DROP BOXES! All Payments must be made in the office or online. Note: <i>Drop boxes will remain locked until further notice.</i>	May 27	8 AM EST
Avoid the sale of a Tax Certificate for 2020 Real Estate Taxes; Deadline to pay (<i>in person, online, by mail* or wire transfer*</i>)	May 27	5 PM EST
STOP online payment of all 2020 Real Estate Taxes until conclusion & balancing of the Tax Sale (<i>from 5/27 to approximately 6/01; online payment available for prior year real estate taxes, delinquent personal property accounts and 2021 installments only</i>)	May 27	5 PM EST
Tax Certificate Sale (<i>conducted online</i>)	May 28	

**Once delinquent, postmarks are not used to determine the payment month; the date received is used to determine the amount due; wire transfers must be received in time for the tax collector to process the payment before 5 PM.*

Pursuant to 197.122, F.S., “all owners of property are held to know that taxes are due and payable annually and are responsible for ascertaining the amount of current and delinquent taxes and paying them before April 1...” Therefore, it is the property owner’s responsibility to ensure taxes are paid, even if they did not receive a bill. Failure to receive a tax bill does not extend any of the discount periods. Visit taxcollector.com to access and pay property taxes, print duplicate bills and paid tax receipts.