

# Reminder Tax Notice Explanation

## WHAT YOU SHOULD KNOW

Real Estate and Tangible Personal Property taxes are delinquent April 1 each year. A tax certificate or tax warrant may be issued if your taxes are not paid.

Failure to redeem a tax certificate or pay a tax warrant may cause the loss of your property.

If you did not receive a tax notice for each property and/or account you own, visit us online or contact our office.

As the owner, you are responsible for payment of taxes. If you recently purchased this property, review your closing statement or contact your agent to determine how the taxes were handled.

If you no longer operate a business or rent your real property, contact the Property Appraiser to update your records.

A **Tax Certificate Sale** is a public auction held on or before June 1 each year to collect delinquent taxes and non-ad valorem assessments, interest, costs, and fees. Tax certificates are issued to the tax certificate holder who will accept the lowest rate of interest.

A **Tax Certificate** is a first lien against the property. Tax certificates earn interest which is paid to the certificate holder when redeemed (paid) by the property owner.

A **Tax Certificate Holder** can make application for tax deed after two years have passed since date of delinquency (April 1).

A **Tax Deed Application** is made by the tax certificate holder. If the tax deed application is not redeemed, the property may be sold for the delinquent taxes, fees, and interest.

A **Tax Warrant** allows the Tax Collector to levy, seize, and sell enough tangible personal property to cover the delinquent taxes, interest, costs, and fees.

## WHO TO CONTACT

**Tax Collector**  
**239.533.6000**  
**www.leetc.com**

- Prepares and mails tax notices (tax bills)
- Collects property tax payments based on certified rolls received from Property Appraiser and Levying Authority
- Distributes revenue to Levying Authority

**Property Appraiser**  
**888.721.0510**  
**www.leepa.org**

- Determines property values, exemptions, and late filing penalties
- Maintains assessed owner(s) name, mailing address, site address, and legal description
- Mails Notice of Proposed Property Taxes (TRIM), in August, which includes values and public hearing dates
- Certifies tax roll and corrections to Tax Collector

**Levying Authority**  
**Phone number(s) located on front of tax notice**

- Establish, adopt, and provide millage/assessment rate to the Property Appraiser and Tax Collector

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## OFFICE HOURS AND LOCATIONS

Monday, Tuesday, Wednesday & Friday 8:30 a.m. to 5:00 p.m.  
Thursday 9:00 a.m. to 5:00 p.m.  
(Except Holiday Closings)

**Bonita Springs**.....25987 S Tamiami Trl  
**Cape Coral**.....1039 SE 9th Ave  
**Fort Myers**.....2480 Thompson St  
**Lehigh Acres**.....3114 Lee Blvd  
**North Fort Myers**.....15201 N Cleveland Ave  
**South Fort Myers**.....15680 Pine Ridge Rd

**Mailing Address:** PO Box 1609  
Fort Myers, FL 33902-1609

## IMPORTANT DATES TO REMEMBER

### Tax Collection Timeline

- November - Tax notices mailed
- April 1 - Taxes are delinquent
- May - Tax Certificate Sale
- August - Tax warrants issued

### Holiday Closings

Visit us **online** for a list of for Holiday Closings.

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## PAYMENT OPTIONS

### Online [www.leetc.com](http://www.leetc.com)

- Click *Pay Online*
- Enter your *Account Number*
- Proceed through payment process

### By Mail

- Make cashier's check or money order payable to *Lee County Tax Collector*
- Write your *Account Number* on the payment
- Detach the coupon and return with your payment
- *Received date* determines the amount due

### Telephone 239.533.6000

- You will need the *Account Number* located on your tax notice
- Only major credit cards accepted

### In Person

- Visit any office location
- Bring your tax notice
- Cash, cashier's check, money order, debit card, and all major credit cards accepted

## CREDIT/DEBIT CARD PAYMENTS

A convenience fee is charged when using a credit or debit card and is subject to service provider rates which may vary. No portion of this fee is retained by the Tax Collector's office.

## DELINQUENT TAX PAYMENT INFORMATION

The amount due is determined by the date payment is **received**. Allow enough time if mailing payment.

There is an additional fee to process debit or credit card payments. Contact our office for wire transfer instructions.

### Real Estate Property

Personal and business checks accepted through April 30.

Certified U.S. funds drawn on U.S. bank required on or after May 1.

Partial payments are not accepted on delinquent real estate taxes.

### Tangible Personal Property

Contact our office for tangible payment plan information, if you cannot pay your taxes in full.

## ALTERNATE PAYMENT OPTION

**Installment Payment Plan** - if you wish to pay next year's taxes in four payments, visit us **online** or contact our office for an application. The deadline to file is April 30.

## STAY CONNECTED

Visit our website and Facebook for current Tax Collector updates and information about new services, awards, community connections, and other news around the state.

Don't forget to like our page to stay connected:

[www.facebook.com/LeeCountyTaxCollector](http://www.facebook.com/LeeCountyTaxCollector)

## JOIN ENOTIFY

eNotify is An email reminder system that is provided by the Lee County Tax Collector as a free service. Receive email reminders about your property taxes as well as Local Business Tax Accounts. Enjoy easy access to view, manage and pay taxes online.

Sign up for eNotify at [www.leetc.com](http://www.leetc.com).

**DON'T WAIT IN LINE... PAY ONLINE!**