

Frequently Asked Questions of the Bexar County Tax Assessor-Collector

Commissioner Rodriguez and the Bexar County Tax Assessor-Collector's Office are here to help by answering frequently asked questions of our offices. If you don't see your question here, feel free to contact our offices at the information below:

[Commissioner Justin Rodriguez](#)

(210) 335-2612

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[Bexar County Tax Assessor-Collector's Office](#)

(210) 335-2251

taxoffice@bexar.org

Payment Plans & Options

How can I enroll in an IPA (Installment Payment Arrangement) if my property taxes are delinquent?

You can visit our website at www.bexar.org/tax or call our office at 210-335-2251 to set up a payment arrangement. (A down payment and payment agreement will be required.) You can visit our Downtown Office in June.

How many payment options are there if payment in full cannot be made?

For current Year taxes, four payment plans are available:

- Half Pay Plan
- Quarter Pay Plan
- 10 Month Payment Plan
- Pre-Payment Plan

For Prior Year Taxes: Anyone with past due taxes is encouraged to contact our office to enter into an installment payment arrangement. A down payment and monthly installments will be required. We have a compassionate staff on standby ready to assist anyone who may be experiencing financial hardships as a result of our current crises.

Will there be an extension of deadline for making payment or installment payment if on a payment option?

Regretfully, extensions of State mandated deadlines are not available for any of our available payment options. A missed payment for the third quarter payment which is due on or before May 31st will be subject to 7 percent penalty and interest. Again, anyone who qualified for this payment option who unable to pay timely is encouraged to apply for a tax deferral. Additionally, we are unable to extend the

June 30 deadline for the second half payment. According to statute, a 13 percent late fee will have to be imposed on July for any unpaid balance.

If taxes are owed on my property, will I be charged penalties and fees for nonpayment during the lockdown?

Pursuant to Section 33.01 of the Texas Property Tax Code, the Tax Assessor-Collector is required by law to levy penalties against past due taxes until paid in full. Under certain circumstances, the attorney collection fee of up to 20%, may be suspended for some accounts if an IPA is executed on or before June 30, 2020.

With the second half of property tax due by 6-30, can we set up payment arrangements?

Payments may only be allowed after the due date, not prior.

- *What is the rate?*

Penalty 12 percent for July and 1 percent interest per month until paid in full. An additional 20 percent collection fee will be imposed on September 1st. However, the collection fee may be suspended by entering into a payment arrangement on or before August 31st.

- *What are the terms?*

A down payment of at least 20 percent and monthly payments are necessary to enter into a payment arrangement.

While setting up payment option with the county, they said they wouldn't remove the fee because its state law for it to be added.

That is correct. A payment arrangement does not cancel, suspend or cancel late fees. However, it will keep the delinquent tax attorney from enforcing the property tax lien.

What payment options are available to me for settling my past due balances?

Anyone with past due taxes is encouraged to contact our office to enter into an IPA (Installment Payment Arrangement). A down payment and monthly installments to pay your taxes in full will be required. We have experienced and compassionate staff on standby ready to assist anyone who may be experiencing financial hardships as a result of our current crisis.

Deadline Extensions & Exemptions

Will there be an extension of deadline for paying property tax for Seniors?

No extension deadlines are available pursuant to the Tax Code for any category of property. However, seniors, disabled homeowners and disabled veterans with qualifying exemptions may apply for a tax deferral. A tax deferral will eliminate any future penalty and reduce the interest from 12 to 5 percent a year. The deferral also suspends any unpaid taxes allowing the senior, disabled person or disabled veteran to focus on more important economic, financial or medical needs.

Is there an age limit for having a lien put on a home due to non-payment of property tax?

Tax liens are automatically attached to all taxable on January 31st of each year, regardless of age.

What is a military tax deferral and how does one apply?

Section 31.02 (b) of the Texas Property Tax Code stipulates that an eligible person serving on active duty in any branch of the United States armed forces may pay delinquent property taxes on property in which the person owns any interest without penalty or interest no later than the 60th day after the date on which the earliest of the following occurs:

- The person is discharged from active military service
- The person return to the state for more than 10 days or
- The person to non-active duty status in the Reserve

To postpone your property taxes, you will need to submit the required application (Form 50-305) and your military orders to the Bexar County Tax Assessor-Collector's office. You may download the form directly from our website at: www.bexar.org/tax

Impacts of COVID-19

Will rental property owners have any considerations on property they rent if they have not been able to collect rent from there renters due to furloughs, layoffs or loss of jobs which prevented them from making rent payments?

No State mandated provisions to extend due dates for commercial or business personal properties.

Is there any exceptions/waiver or extensions to restaurant/bar owners by the TABC due to mandated business shutdown for renewal of permits/licenses?

Businesses that meet the following conditions may file a renewal application more than 30 days past the expiration of their license/permit without a late fee:

- The statutory grace period for your license/permit ended on or after March 13, 2020 (i.e., your license/permit expired on or after February 11, 2020).
- The failure to timely renew must have been reasonable under the circumstances (e.g., occurred as a direct result of the current coronavirus pandemic).

- You have not already filed an original license/permit application or a renewal application to replace your expired license/permit.

Will remote sites be able to renew registrations even if they are late since all Tax office location lobbies are closed?

Yes, all Tax office substations will be able to renew registrations as a drop off. The Southside Tax office drive-thru will process registrations on the spot. No Title transfers may be processed through the drive-thru.

cWill the lockdown impact tax year 2020 property values?

It is too early to tell. Despite Bexar County's requests, the State is not going to roll over 2019 property values to the 2020 tax roll. The Bexar Appraisal District (BCAD) sets property values and assesses taxable properties on January 1st of each year. It is the value on this date that determines the appraised value for the entire year. Fluctuations in market conditions after January 1st will not be captured until the following year.

BCAD is scheduled to release the 2020 proposed values this month in May. Property and business owners are encouraged to file a protest with BCAD if they believe the proposed value is not an accurate reflection of their assessed value. The deadline to protest values with BCAD is May 15, 2020 or 30 days after the notice is mailed.

Why have we not gotten our annual value forms or why have they been delayed?

Due our current crises, the Notice of Appraised Values were delayed. According to our most current information from the Appraisal District is that all of the notices should be in the mail by May 29th. Deadlines for filing a protest is May 15th or 30 days after the appraisal notice is deposited in the mail.

Can my property be foreclosed upon during the COVID-19 Pandemic for delinquent taxes? Can my property be auctioned for delinquent taxes?

Normally yes; however, Tax Assessor-Collector Albert Uresti has arranged for tax foreclosures on delinquent properties to be suspended for April, May, and June of 2020. Additional arrangements may be made as we progress through this crisis.

Is there any talk about Bexar County freezing residential taxes this year?

In order to "freeze" taxes, the values and tax rates would have to remain the same from last year to this year. We know the values are not going to be frozen. Bexar County Tax Assessor-Collector Albert Uresti

supports a joint request that the county and the city sent Gov. Greg Abbott on March 20, asking the governor to suspend the requirement to re-appraise property values for the current tax year.

The Bexar County Tax Assessor-Collector's office does not set property values or determine property taxes. The Bexar Appraisal District, a separate agency, determines property values. Various local governments set the tax rates. The Tax Office simply collects taxes.

Vehicle Registrations

Are vehicle registrations due during the County's stay home work safe order?

Vehicle Registrations are currently not required.

- *A waiver was issued on March 16, 2020 relating to vehicle registrations, parking placards for persons with disabilities, temporary registration permits, and title transfers. This waiver allows Texans to avoid penalties for failure to timely title or register a vehicle, or renew a handicap parking placard.*
- *This waiver continues for a period of 60 days after TXDMV has provided notice that normal titling and registration services have resumed.*

(If an individual does not want to wait to process these types of transactions, there are different options.)

What services does the tax office offer for vehicle registration and title transfers during the Coronavirus pandemic?

- Title transfers and registrations can be mailed to the Tax Office.
- Title transfers and registrations can be dropped off in our drop boxes located at all four of our Office locations.
- All Motor Vehicle transactions can be processed at the Southside Tax Office Drive-Thru except Title Transfers or Out of State Transactions. (Full-Service Title Companies listed on our website can also process vehicle transactions for a fee.)