



TAX & TAG TIPS

SEPTEMBER 2022

Savvy Taxpayer Tip: Protect Yourself from Tax Liability When You Sell a Home

Most people assume that signing the closing papers to sell a home relieves them of any responsibility for the taxes on it. However, the law says differently. That's why both sellers and buyers receive a tax bill the year that the property changes hands.

Sellers are often surprised to receive a tax bill for a property that they sold, but it is something that as the Tax Commissioner I am required by law to do.

The reason is that property taxes by law accrue for the entire year to the Jan. 1 owner. That means that even if the property is sold, the Jan. 1 owner remains responsible for the entire year's taxes.

For most sold properties, the taxes are paid on time. But in the rare instance when they are not, it is important for sellers to understand how to not be named on a tax lien.

The Jan. 1 owner will not be named on the tax lien for delinquent taxes if within 90 days of the tax payment due date these three things are in place:

1. Acceptable proof of transfer of tax liability is submitted to the Tax Commissioner, and
2. The deed is in the new owner's name, and
3. The deed is properly recorded.

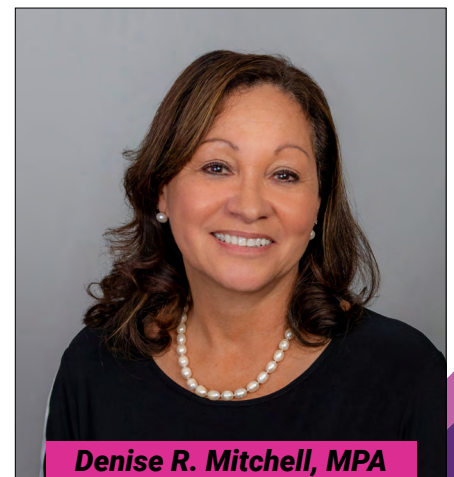
When these three requirements are met, liens for delinquent taxes will be filed in the name of the owner as of the tax due date. Learn more at GwinnettTaxCommissioner.com/sold.

Credit	Debit
Final Settlement	
\$622,000.00	\$622,000.00
\$0.00	\$0.00
Deposit into Earnest Money	
Loan Amount	\$4,000.00
Proration of Taxes	\$4,000.00
School Taxes from 02/01/2016 to 06/01/2016	\$5,000.00
County Taxes from 03/01/2016 to 06/01/2016	\$5,000.00
GA dues from 04/01/2016 to 07/01/2016	\$5,000.00
\$15,000.00 Credit	\$15,000.00
\$19,000.00	\$19,000.00
Loan to Bank One Mortgage Co.	
\$30,000.00 Points	\$30,000.00
\$20,000.00 Application Fee	\$20,000.00

PRO-RATION OF TAXES

The proration of taxes from typical closing documents is not acceptable proof of the transfer of future tax liability.

You can find acceptable proofs at GwinnettTaxCommissioner.com/sold.



Denise R. Mitchell, MPA
Tax Commissioner

Best regards,



www.GwinnettTaxCommissioner.com

I want to help you conduct your tax and tag business with ease. Send your questions or suggestions to TaxCommissioner@gwinnettcountry.com.

PROPERTY TAXES DUE NOV. 1 PAY ONLINE - IT'S EASY & SECURE!

Property tax bills are available to view, print and pay online from any Internet-connected device at GwinnettTaxCommissioner.com/pay. Paying online with an e-check is free, easy and secure; debit and credit cards may also be used with a convenience fee. With online payment there is no need to worry about mail delivery and no need to make a special trip, stand in line, use gas, time or even a stamp! A video that shows how to pay online with an e-check is viewable at the above link and any checking account can be used as an e-check. Debit cards incur a flat \$3.95 fee and credit cards or PayPal incur a 2.25% fee, which amounts to \$22.50 per \$1,000 in taxes paid.



GET YOUR DECAL INSTANTLY AT A KIOSK

Kiosks are a convenient way to renew your tag. All you need is your license and debit or credit card to get your decal instantly. Convenience fees apply and one fee covers up to 10 vehicles. Plus, you can renew your vehicle up to 60 days before your birthday. Kiosks are located across the county and metro area, and in many Kroger stores. To find one near you, visit GwinnettTaxCommissioner.com.



We're Here to Help!

Customer Service Agents available 8 a.m. - 5 p.m. weekdays.

Property Tax: tax@gwinnettcountry.com • 770-822-8800
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8:30 - 5:30	8:30 - 6:00	Closed