



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
- Conducts online Tax Certificate Sale
- Files petition for tax warrants
- Levies, seizes, and sells delinquent tangible personal property
- Distributes revenue to Levying Authority

Property Appraiser
 239.533.6100
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, however, non-ad valorem assessments are not included
- Certifies tax roll and corrections to Tax Collector

Clerk of Court
 239.533.5000
www.leeclerk.org

- Mails tax deed and tax warrant legal notices
- Conducts online tax deed auctions
- Issues tax deeds on real property
- Records ratification and dismissal of tax warrants

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OFFICE HOURS AND LOCATIONS

Monday - Friday 8:30 a.m. to 5:00 p.m.

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 630
 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 or contact our office for Holiday Closings.

PAYMENT OPTIONS

Online 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**. The payment date is **not** extended for weekends or holidays. 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

Partial payments are not accepted on delinquent real estate taxes.

By Florida law, the amount due is subject to change when a tax deed application is made or a county held tax certificate is purchased.

Tangible Personal Property

If you cannot pay your taxes in full, contact our office for available payment plans.

On or after August 1, tax warrants will be issued and a petition will be filed with the Clerk of Court requesting a hearing. Notice of the hearing will be sent by certified mail to delinquent taxpayers listed in the petition. Additional fees will be due the day after the hearing date.

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

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.

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