Condo Conversion and Tax Bills

Questions. Contact Tax Data Administration at (617) 635-3783

Massachusetts Law Governs Tax Bill Ownership Recordings

Due to the property tax structure established by Massachusetts statute, there are occasions where property may change hands or uses and those changes are not immediately reflected on the tax bills sent out by the City.

The tax bills for any given Fiscal Year relate to the property's status and attributes as of the January 1st preceding that Fiscal Year. For example, for Fiscal Year 2012 (7/1/2011 – 6/30/2012) tax bills address the owner of record of the property as of 1/1/2011.

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The timing of property ownership recordings can create confusion in many instances, especially when a property has been converted into a condominium. For every condominium created there will be a window of time when the condo unit owners are not each receiving their own *individualized* bill. **This DOES NOT mean that each condo unit owner is not responsible for property taxes.**

For the period of time before the condo unit owners get their own individualized bills, each unit owner is responsible for paying his share of the total property tax bill. A unit owner's share of the bill can be calculated by multiplying the unit owner's percentage interest in the common area of his condominium by the bill amount.

EXAMPLE: a five unit building converts to a condominium on August 30th, 2011 and the building gets a quarterly property tax bill in November 2011 for $2,500. The condominiums Master Deed lists out the common area percentages . Tax Bill amount for each owner is show below :

UNIT	Common Area Percentage	Tax Bill Amount Owner Responsible for
1	25%	$625
2	20%	$500
3	20%	$500
4	20%	$500
5	15%	$375

NOTE: Keep track of any payments that you make on your taxes for your unit, if another unit owner does not pay their portion of the overall tax bill you want to have proof showing that you have paid your portion.

Eventually, you will receive your own individualized bill for your unit. Most of the new condominiums created are issued 1st quarter tax bills on July 1st and are due August 1st. In cases where inaccurate plans or problems are encountered while reviewing recorded instruments, the Assessing Department will issue bills for those condominiums in the 3rd quarter. The bills are issued on January 1st and due February 1st . The timing of this will depend upon when the Master Deed for your condominium was recorded. Please refer to the timeline below for information about upcoming years.

Calendar Year Converted	Conversion Reflected on 1st QTR Tax Bills for Fiscal Year
2010	2012
2011	2013
2012	2014