

SUPPLEMENTAL TAX BILLS *Explained*

LET'S TALK ABOUT SOMETHING MOST PEOPLE DON'T EXPECT WHEN INHERITING OR SELLING A HOME HELD IN A TRUST: **SUPPLEMENTAL TAX BILLS.**

- When the trustor passes, the property goes to the beneficiaries. Sounds simple, right? Not so fast. The county needs to be notified - and while there's no hard deadline, the sooner the better. Waiting too long? That can trigger multiple supplemental tax bills - one for every year they missed. You can file a Change of Ownership with a death certificate if you're keeping the home, but most people just file the Affidavit of Death, especially if they plan to sell - because **title companies** need that on public record to close.

- Once reassessment happens, a supplemental bill may be issued. And if it's not paid? It can become an unsecured tax lien against the trustee or beneficiary - with penalties stacking up. So if you get the bill? Pay it.

- And remember - every trust is different. Talk to a title rep, trust attorney, or tax pro to avoid surprises.

SINCE THE PROPERTIES ARE VESTED IN TRUST, IN ORDER FOR TITLE TO CLEAR THIS, THERE NEEDS TO BE AN AFFIDAVIT OF DEATH RECORDED WITH THE COUNTY.



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