TAX INFORMATION for NEW OWNERS

Orleans taxpayer’s Real Estate and Personal Property taxes are billed in four installments due each year on August 1, November 1, February 1, and May 1. The Fiscal tax year runs from July 1 to the following June 30th.

These tax bills are mailed twice per year, in July and January. There are two tax bills included within each mailing. The taxpayer will be responsible for paying the upcoming bill and then keeping the second bill stub in a "safe place" and paying that by the next due date 3 months later. (You may also pay both together if you wish). A late payment notice is sent at the end of the Fiscal Year in June for unpaid/outstanding balances.

In the event you are a new owner, have not received a bill, or have misplaced your payment stubs, you can go online to the Orleans town website (www.town.orleans.ma.us) and print a copy through the “Bill Payment” link, which is where taxpayers can also pay their bills online if they choose, or check to see if there is an outstanding balance. There you can also sign up to receive email notices/alerts to be reminded via email that payment due dates are approaching so that late fees can then be avoided.

** Please note that when a property changes ownership, the former owner’s name will appear on the tax bills for about a year’s time, and then drop off, as per State requirements. They will read OLD OWNER, c/o NEW OWNER, at NEW OWNER MAILING ADDRESS.

Be sure to update our records if your mailing address has changed. Fill out and mail to us the Change of Address form found on the Town of Orleans website under the TAX COLLECTOR or TAX ASSESSOR sections. Motor Vehicle Excise tax mailing addresses, however, must be changed through the Registry of Motor Vehicles. Your mailing address for these billings is provided to us by them, and your mailing address must be changed/updated through the Registry, not the Town.

Late interest charges/penalties accrues on all overdue tax amounts. Under Massachusetts General Law Chapter 60, Section 3, failure to receive a bill does not affect the validity of the tax or any interest or fines incurred due to late payment, nor does it constitute cause for the cancellation of penalty, interest, or costs in such cases. It is the responsibility of the taxpayer to secure his/her tax bill when one is not received.

As per the Code of The Town of Orleans Chapter 94, Section 6, and Massachusetts General Law Chapter 40, Section 57, the renewal or issuance of permits or licenses may be denied if there are any Real Estate taxes, Personal Property taxes, Excise taxes, or other municipal charges past due.