



# TREASURER-TAX COLLECTOR SAN DIEGO COUNTY

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Treasurer-Tax Collector



## INSTALLMENT PAYMENT PLAN OF REDEMPTION (FIVE YEAR PLAN) CONTRACT

Any person may elect to pay delinquent taxes in installments, at any time, prior to 5 p.m. on the last business day of the fifth fiscal year after the property originally became tax-defaulted and prior to the property becoming subject to the Treasurer-Tax Collector's (TTC) power to sell (California Revenue and Taxation Code Section 4216, and following).

**TO INITIATE AN INSTALLMENT PAYMENT PLAN**, you must do **ALL** the following:

1. Complete, sign and return this form to the Tax Collector's Office prior to the deadline. Additional documents may be required.
2. PAY at least 20% of the total redemption amount, plus any current year taxes due, and \$89 for fees required at the time of setting up the plan (\$89 = \$71 pay plan setup fee plus \$18 redemption cost fee).

**TO REMAIN IN GOOD STANDING ON THE INSTALLMENT PAYMENT PLAN AND AVOID DEFAULTING THE PLAN**, you must:

By April 10th each following year, PAY at least 20% of the redemption amount, all interest accrued, all current year taxes due and the \$85 maintenance fee.

A notice will be mailed to you each March showing the minimum amount due. If you do not receive this notice prior to April 1st, contact this office for the current amount due on your payment plan and current year taxes. **Failure to receive the reminder notice does not provide a basis for delayed payment, waiver of interest, and/or reinstatement of a defaulted pay plan.**

**NOTE:** Establishment of an installment plan of redemption will not stop a foreclosure action by a mortgage holder or holder of a deed of trust; it is the responsibility of the taxpayer to contact the mortgage company or financial institution regarding the establishment of a payment plan. Also, a payment plan does not preclude this parcel from being foreclosed upon for delinquent debt service obligations under the Improvement Bond Act of 1915 and/or the Mello-Roos Community Facilities Act of 1982 (CFD's).

**DEFAULTED TAXES:** Each fiscal year that follows the start of the plan, the total amount paid on the redemption amount must be equal to or greater than 20% of the original redemption amount, plus all interest that has accrued on the unpaid balance. The unpaid balance of your installment plan, plus accrued interest, may be paid in full at any time before the fifth and final payment would be due. Payments made while on the payment plan are not refundable. The property will not become subject to the Treasurer-Tax Collector's power to sell, and the right of redemption will not cease, if payments are made according to the terms of this payment plan.

**INTEREST:** is accrued on the first day of each month following the preceding payment, computed at the rate of 1.5% per month on the unpaid balance of the redemption amount.

**REFUNDS:** The Treasurer-Tax Collector will apply any refund, for any tax year, due the assessee and related to the tax-defaulted property that is on an installment plan of redemption. The refund applied will be treated like any other payment that is made during the payment plan.

**CURRENT TAXES:** To keep the plan in good standing, all current taxes and penalties coming due each fiscal year must be paid in full no later than the delinquency date of the last installment (April 10th). The second installment of any supplemental tax that becomes delinquent after April 10th must not be delinquent on June 30th.

**DEFAULTING THE TERMS OF THE INSTALLMENT PAYMENT PLAN OF REDEMPTION:** Failure to pay the minimum due, failure to pay current taxes each year on or before April 10th, or failure to pay supplemental taxes due will default your installment plan of redemption and the account will be recalculated to reinstate penalties on the total amount of defaulted taxes beginning with the original date of default. An installment plan of redemption CANNOT be re-started in the same fiscal year in which it defaulted. An installment plan of redemption CANNOT be re-started if the property has become subject to the tax collector's power to sell.

If eligible, an installment plan of redemption can be initiated after July 1st of the fiscal year following the year the plan defaulted. The "default credit" (money previously paid while on the payment plan) cannot be used to start a new payment plan. That amount will be deducted from the balance after the initial 20% has been applied.

I have read and understand the above terms and conditions for setting up a five-year installment plan of redemption and agree to pay the required amount of each payment under the installment plan on or before the due date. I also agree to the terms and conditions as stated herein and evidenced by my signature below and confirm I am authorized to set up this parcel on a pay plan.

**INSTALLMENT PAYMENT PLAN OF REDEMPTION FOR PARCEL:**

Print Name:

Mailing Address:

Phone #:

Signature:

Email:

Date: