

# TAXING AUTHORITIES

Board of County Commissioners 772-462-1670  
 School Board 772-429-3970  
 Fire District 772-621-3315  
 Children's Services Council 772-408-1100  
 South FL Water Mgmt. District 561-686-8800  
 FL Inland Navigation District 561-627-3386  
 City of Fort Pierce 772-467-3073  
 City of Port St. Lucie 772-871-5069  
 Town of St. Lucie Village 772-464-8200

# NON-AD VALOREM AUTHORITIES

St. Lucie West Services District 772-340-0220  
 N SL River Water Control District 772-461-5050  
 Solid Waste 772-462-5112  
 S Hutchinson Island Special Assess. 772-462-3500  
 Ft. Pierce Farms Water Control Dist. 772-461-5050  
 Tesoro CDD 407-841-5524  
 Capron Trail 561-630-4922  
 Tradition and Southern Grove 407-382-3256  
 Lake Lucie CDD 305-576-6333 X205  
 Portofino Isles, Shores, Court, Landings, Creekside,  
 Waterstone, The Reserve, Verano Center and  
 River Place on the St. Lucie 954-721-8681 x208  
 Municipal Service Benefit Units (MSBU) and special  
 assessment full or partial payoff information not  
 listed above 772-462-1650

# WEBSITE

www.tcslc.com

# EMAIL

taxcollector@tcslc.com

# PHONE

772-462-1650

# FAX

772-462-2101

# HOURS

M-F, 9 a.m. - 5 p.m.

Driver license services end at 4:30

# LOCATIONS

2300 Virginia Avenue  
Fort Pierce, FL 34982

1664 SE Walton Road  
Port St. Lucie, FL 34952

# MAILING ADDRESS

P.O. Box 308  
Fort Pierce, FL 34954



# TAX COLLECTION EXPLANATION FOR *new homeowners*

## TAX COLLECTION PROCESS

Ad valorem taxes are based on the value of property. Non-ad valorem assessments are fees for specific services such as solid waste disposal, water management, sewer, storm water and special improvements.

### YOUR TAX COLLECTOR

prints, mails, collects and distributes tax payments based on information contained in the current tax roll that is certified by the Property Appraiser and levying authority. Contact us at 772-462-1650 or visit [tclsc.com](http://tclsc.com) with questions concerning tax payments.

### YOUR PROPERTY APPRAISER

sets the value on property based on current market value, including buildings and improvements. Any exemptions you may have applied for are deducted from the assessed value, which then becomes a taxable value. Contact the Property Appraiser at 772-462-1021 or [paslc.org](http://paslc.org).

### YOUR LEVYING AUTHORITY

city council, county commission, school board, water management districts and special districts determine their budgetary needs and hold public hearings prior to adopting the final millage rate or fee. Each levying authority's contact information is listed on the front of your tax notice.

# DISCOUNTS

4 percent if paid in November

3 percent if paid in December

2 percent if paid in January

1 percent if paid in February

No discount if paid in March

Taxes are delinquent April 1

## OWNERSHIP CHANGE PROCESS

1. The title company, attorney and closing agent assist the buyer and seller in completing required documents for the transfer of property. They also estimate the proration of taxes.
2. Ownership documents are filed with the Clerk of the Circuit Court to record the transfer of the property. This is usually done by an attorney, title company or closing agent.
3. The Property Appraiser creates the tax roll every year. The final cutoff date is in the month of August. Changes in ownership will not be reflected on the tax bill on any closings held after the August date.
4. The Property Appraiser updates the new owner information and sends the updates to the Tax Collector. If the taxes are unpaid, a tax notice is sent to the new owner.

## WHAT YOU SHOULD KNOW

You become responsible for the taxes on your property at the time of closing. Your closing agent is responsible to calculate any proration of property taxes owed.

Refer to your settlement statement in your closing documents to verify the amount charged and credited to each party. Contact your closing agent if you have questions about the proration or who is responsible for payment of the property taxes.

Proration and tax payment responsibility for a private sale is handled between the buyer and seller.

If you have a mortgage, you and your lender would determine if your property taxes are to be included in your monthly payment.

You may be eligible for certain exemptions on your property. Contact the Property Appraiser to determine qualification and eligibility requirements.

Pursuant to Florida Statute 197.122, you are responsible for paying your property taxes - even if you do not receive a tax bill.