

CITY OF YORK, PENNSYLVANIA

ADDRESS: YORK CITY HALL, 101 SOUTH GEORGE ST, YORK, PA 17401
OFFICE HOURS: Monday – Friday, 9:00 am – 4:00 pm, Closed on Major Holidays
PHONE: (717) 849-2281 www.yorkcity.org

2025 REAL ESTATE TAX INFORMATION

OFFICE OF THE CITY TREASURER

JOE M. JEFFCOAT

FREE PARKING AVAILABLE IN THE LOT LOCATED IMMEDIATELY SOUTH OF YORK CITY HALL OFF GEORGE STREET. LOOK FOR THE SIGN THAT READS “**YORK CITY HALL CUSTOMER PARKING**”.

Our office accepts PERSONAL CHECKS, BUSINESS CHECKS, CASHIER’S CHECKS, MONEY ORDERS and CASH. Make checks payable to *York City Treasurer*. We do not accept credit cards, debit cards or postdated checks for real estate taxes. Real Estate Taxes are not payable over the phone or online. Personal/Business checks are not accepted for City or School Taxes after December 15th.

ARE YOUR TAXES ESCROWED? If your taxes are included in your mortgage, you are responsible for forwarding a copy of your tax bill to your mortgage company. The Treasurer’s Office DOES NOT forward tax bills to mortgage companies. Unless your mortgage company provides us with an electronic download, your mortgage company must include the Tax Collector portion of your bill with their payment. The mortgage company may charge you a fee for a duplicate bill if you have not forwarded the bill to them. Do please keep a copy of the original bill for your records.

Is this your primary residence? If so, you may be eligible for a HOMESTEAD EXCLUSION which will lower your future school taxes. For more information, call the York City Treasurer’s Office or York County Assessment Office. Application deadline is March 1st.

WHEN ARE MY TAXES DUE?

Municipal (City) Tax Bill dated February 15, 2025

- DISCOUNT due on or before **April 15, 2025**
- FACE due on or before **June 16, 2025**
- PENALTY due after **June 16, 2025**, but on or before **DECEMBER 31, 2025**

York City School Tax Bill dated July 15, 2025

- DISCOUNT due on or before **September 15, 2025**
- FACE due on or before **November 14, 2025**
- PENALTY due after **November 14, 2025**, but on or before **DECEMBER 31, 2025**

HOW ARE TAX RATES DETERMINED?

Each year the York City Council and the York City School Board establish millage rates. These rates, when multiplied by the assessed value of your property, result in the face taxes due. Your School Taxes may be adjusted for a Homestead Exclusion. State law allows for a 2% discount, if all taxes are paid within 60 days (Discount), and a 10% penalty, if not paid within 120 days (Penalty). Dates are noted above.

2% DISCOUNT (DOES NOT APPLY TO PARTIAL PAYMENTS.)

If the FULL amount of your City or School tax is paid in one payment during the **DISCOUNT** period, the amount due is reduced by 2%.

10% PENALTY - If payment is received after the **FACE** due date and not postmarked by the face due date, a 10% penalty is *added* to the **UNPAID BALANCE**. Make payments as soon as possible after receiving your tax bill to minimize taxes due in the penalty period.

INSTALLMENT PAYMENTS – If you wish to make installment payments, make your first payment as soon as possible after receiving your tax bill. Delaying will result in a higher cost. A maximum of **FOUR** installment payments may be made on your Municipal (City) taxes and a maximum of four installment payments may be made on your School taxes. The amounts of these payments are determined by dividing the amount currently due by four. Always round up to the next penny. **NO DISCOUNTS ARE ALLOWED ON INSTALLMENT PAYMENTS.**

MAKING PAYMENTS - Make all checks for City and School taxes as well as YBIDA assessments payable to York City Treasurer, 101 S George Street, York, PA 17401. NEVER MAKE THE ABOVE PAYMENTS TO YORK COUNTY. NEVER DEPOSIT THESE PAYMENTS IN THE YORK COUNTY LOCKBOX AT FULTON BANK. NEVER ATTEMPT TO MAKE THESE PAYMENTS ONLINE. Any of the above may cause your payment to arrive at the City after the deadline resulting in additional charges. Please make your payments by US mail when possible. A drop box is also available at the rear entrance to City Hall. Whether payment is made by mail, in person or placed in the drop box, the **Tax Collector portion of your tax bill must accompany your payment. If you fail to include the Tax Collector portion of your bill with your tax payment, \$10 will be deducted from your tax payment for the duplicate bill fee and a balance due of \$10 will appear on your account.** Any balances not paid by the end of the calendar year will be referred to York County Tax Claim for collection. You must wait until you have received your bill before you pay your taxes. If you have not received your City tax bill by March 15 or your School tax bill by August 15, call us. **Please do not call us before these dates.** You are legally responsible for paying your bill on time even if the bill is not received in the mail. Overpayments of \$10 or less will not be refunded. This limitation also applies to reductions in assessment value resulting in overpayments or credits of \$10 or less. Underpayments will be applied to your bill, but you remain responsible for any balance due. If you are paying taxes in person for more than three parcels, you must leave your tax bills with the Treasurer’s Office for processing. We will not process larger batches of payments at the window during office hours.

RECEIPTS - If you pay in person, you will receive a computer-generated receipt if requested. Your portion of the tax bill along with your cancelled check or a copy of your money order or cashier's check, can serve as an additional receipt. If you bring your portion of the tax bill with you, we will stamp it "PAID" and it will also serve as a receipt. We will make additional copies of your receipts at no charge if requested when paying your bill.

If you pay by mail, you will receive a computer-generated receipt only if you enclose a self-addressed, stamped business envelope with your payment. If you enclose your ENTIRE BILL (and/or a copy of the entire bill) with your payment, it will be stamped 'PAID' and returned to you as well. Up to three additional copies of your receipt/s will be included if requested when payment is mailed. You may also pick up your receipts at City Hall if arrangements are made in advance.

DO NOT LOSE YOUR RECEIPTS! You may need a receipt for preparation of your income taxes, application for a PA Property Tax Rebate or for your bank or mortgage company. If you need a duplicate receipt after your payment date, there is \$5 charge per parcel.

IMPORTANT INFORMATION

- » **Is there any change to OWNER'S Mailing Address or Contact Information?** If so, you must complete the Contact Information Form available from the Treasurer's Office or online at www.yorkcity.org. Click Government -> City Treasurer -> Property Tax Information -> Contact Information Form. The owner's name/s must appear on the first line of the mailing address. The request must be in writing and signed and dated by the property owner as noted on the deed. Buyers of City properties who don't receive their city tax bill should contact the City Treasurer's Office after March 15 (City) and after August 15 (School). Please do not contact the Treasurer's Office for tax information prior to these dates.
- » If you receive a tax bill and no longer own the property, please forward the bill to the new owner. If you do not have contact information for the new owner, contact your settlement company for the address. As the seller, you are responsible for the taxes for all months through the sale date.
- » When paying by MAIL, the US Post Office postmark will determine when your payment is legally received in our office. To be sure the date of the postmark is legible, you should personally go into a US Post Office and have the envelope hand cancelled clearly indicating the date of mailing. Check date is NOT used. **A metered mail date is NOT accepted.**
- » **Always include the 18 digits of your PROPERTY ID / PARCEL ID NUMBER (i.e. ##-###-##-#####-#####) as shown on your bill on your check or money order.** We may not be able to identify the parcel by the mailing address if the mailing address differs ever so slightly from the address on the property deed. The bill number is not sufficient.
- » Hand delivered payments must be received in the City Treasurer's Office, 101 S George Street in York by 4:00 pm on each due date. DO NOT leave payments in any city building or in the drop box after 4pm. They will be considered late payments.

DELINQUENT TAXES

What are Delinquent Taxes? Any original 2025 York City and York City School District taxes will become delinquent if they were not paid or addressed to the City Treasurer and postmarked by December 31, 2025, as will any interim bills carried over from previous calendar years or issued in 2025 with due dates through December 31, 2025.

Where to pay Delinquent Taxes? Delinquent Taxes must be paid at *York County Tax Claim, 28 E Market Street, York, PA.*

Personal checks and cash are NOT ACCEPTABLE at Tax Claim! You must pay via Cashier's Check or Money Order.

Additional fees and penalties apply. If you have questions about delinquent taxes, call York County Tax Claim at **(717) 771-9205**.

MISCELLANEOUS FEES

Return Check Fee	\$ 40.00	Effective March 1, 2025
Property Tax Certification	\$ 25.00	Duplicate Bill Fee \$ 10.00
Transaction History Fee	\$ 20.00	For all non-homesteaded properties and for all
Duplicate Bill/Receipt Fee	\$ 5.00	homesteaded properties after the face deadline

York County Administration Building

28 E. Market Street

www.yorkcountypa.gov

Recorder of Deeds Office

(717) 771-9295

Deed Filing & Changes

York County Treasurer

(717) 771-9603

*York County Real Estate Taxes
Small Games of Chance License
York County Dog License
Deer License & Doe Tags
Fishing License*

CONTACT INFORMATION

York County Assessment Office

(717) 771-9232

*Assessments Appeals
Tax Exemptions*

York County Tax Claim Office

(717) 771-9205

*Delinquent Taxes
Judicial, Upset & Repository Sales*

Representative Hill-Evans' Office

53 E. North Street

(717) 848-9595

PA Property Tax/Rental Rebates

York County Judicial Center

45 N. George Street

York County Sheriff's Office

(717) 771-9601

*Sheriff Sales
Gun Permits*

Downtown, Inc

144 Roosevelt Ave., Ste. 100

(717) 848-4000

*YBIDA fees (York Business
Improvement District Authority)*