

PROPERTY TAX IMPOUND SCHEDULE



CHICAGO TITLE

This California Tax Impound Schedule is a guideline to estimate how many months of taxes lenders need to collect and hold in an impound (or escrow) account to cover a homeowner's property tax obligations. In California, property taxes are billed in two installments—first due November 1 and second due February 1—and lenders often require borrowers to prepay several months of estimated taxes at closing to ensure funds are available when these payments come due.

Close of Escrow Month	1 st Loan Payment Month	Impound Months Required
January	March	6-7 Months
February	April	1-2 Months
March	May	2-3 Months
April	June	3-4 Months
May	July	4-5 Months
June	August	5-6 Months
July	September	6-7 Months
August	October	7-8 Months
September	November	8-9 Months
October	December	4-9 Months
November	January	4-5 Months
December	February	5-6 Months

1st Half Tax Installment is Due November 1st

Unpaid Taxes are Delinquent on December 10th

Period Covered July - December

2nd Half Tax Installment is Due February 1st

Unpaid Taxes are Delinquent on April 10th

Period Covered January - June

Impound accounts hold the buyer's own money and are not fees. These funds are collected at closing and set aside to pay property taxes on the buyer's behalf by the lender. The exact amount required for impounds is determined by the lender, based on the loan's closing date and the timing of upcoming tax due dates. Loans closing near tax due dates may require those installments to be paid at time of closing. For exact amounts, contact your loan officer.

