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| Contact us buttons clipart design illustration 9385064 PNG**Tax Collector’s Office**Tues & Thurs: 7:30 AM – 4 PM413-743-1690 X 116collector@cheshire-ma.gov ★ Copies of Tax Bills ★ Payment Questions ★ Balance Inquiries **Assessors’ Office**Monday: 9 AM – 1 PMTues & Thurs: 9 AM – 4 PM413-743-3929 X 103assessor@cheshire-ma.gov ★ Change Mailing Address ★ Assessment Questions ★ Abatements / Exemptions |  | Vector Concept Of Payment Options In Flat Style Stock Illustration -  Download Image Now - Choice, Paying, Financial Bill - iStock**In-Person @ Town Hall**: Tuesday & Thursday: 7:30 AM – 4 PM**Mail to**: 191 Church StCheshire, MA 01225**Drop Box:** Located in Town Hall foyer, accessible 24/7**Online:** [www.cheshire-ma.gov](http://www.cheshire-ma.gov) Select “Online Payments” button on homepage**Abatements & Exemptions**Abatement and Exemption applications can only be accepted **AFTER** the issuance of the first actual bill (3rd installment) which will be mailed by December 31st. ★**Abatement** applications must be filed by February 1st. ★**Exemption** applications must be filed by April 1st. |  |  Town Clipart Vector Art, Icons, and Graphics for Free DownloadQuarterly Billing Informational Brochure Cheshire is changing to **Quarterly Billing** in the ★**Summer of 2026★** |
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| FY2026 Taxes**Enclosed** is your Semi-Annual Fiscal Year 2026 1st half **Real Estate** or **Personal Property** bill from the Town of Cheshire. **1st Half** = **Due** by **November 1st, 2025****2nd Half** = **Due** by **May 1st, 2025*****\*This is the LAST year for semi-annual billing\****★★★★★★★**After May 1st, your next bill will be due by August 1, 2025**★★★★★★★FY2027 TaxesOn June 9th, 2025, residents at Annual Town Meeting voted to change Real Estate and Personal Property taxes from **semi-annual 🡺 quarterly billing** **starting in FY2027**(which runs July 1, 2026 – June 30, 2027)**Why change to quarterly?**Like most cities and towns in Massachusetts, Cheshire relies heavily on revenues generated from tax bills and quarterly billing allows for even distribution of income throughout the year. It also provides greater certainty in payment due dates for taxpayers. |  |  A group of dice with letters on them  Description automatically generated**Will I receive a bill for each installment?** Yes, you will receive **four** separate bills across **two** mailings. The 1st and 2nd installments (preliminary bills) will both be mailed by June 30th. The 3rd and 4th installments (actual bills) will both be mailed by December 31st. **Will the new system affect the total of taxes I pay in a year?** No, you will be billed the same total amount that you would under the semi-annual billing but it will be spread out into 4 smaller payments versus 2 larger payments.**Will I be able to pay for the entire fiscal year before December 31st for tax purposes?** When you receive the 1st and 2nd quarter bills in July, you may pay both right away. Once the tax rate is set in mid-December, the 3rd and 4th quarter amounts will become available and can be paid before 12/31.**How will interest accrue on late payments?**Interest will continue to accrue on late payments at a rate of 14% per annum on outstanding amounts from the installment’s corresponding due date until payment is made.  |  | Quarterly Billing Timeline 1st PAYMENT = Due August 1st The first installment is a Preliminary Tax Bill – it will be mailed by June 30th and is about 25% of your previous year’s bill. No tax rate or assessment will appear on this bill.2nd PAYMENT = Due November 1stThe second installment is also a Preliminary Tax Bill – it will be mailed along with the 1st Installment by June 30th and is about 25% of your previous year’s bill. No tax rate or assessment will appear on this bill.3rd PAYMENT = Due February 1st The third installment is an Actual Tax Bill – it will be mailed by December 31st. The tax rate and assessment will appear on this bill, along with the total amount you owe for the current fiscal year. This bill amount will be 50% of your actual bill after the first two installments have been deducted. Example: If you owed $1000 on each preliminary bill and your total for the year is $4500, this installment will be $1250 ($4500 - $1000 - $1000 = $2500 x 50% = $1250).4th PAYMENT = Due May 1st The fourth installment is also an Actual Tax Bill – it will be mailed along with the 3rd installment by December 31st. The tax rate and assessment will appear on this bill, along with the total amount you owe for the current fiscal year. This bill amount will be the balance of your actual bill after the first three installments have been deducted.**If a due date lands on a Saturday or Sunday, bills will be due on the 1st business day of that month.** |
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