

APPLICATION FOR QUARTERLY INSTALLMENT PAYMENT OF PROPERTY TAXES

To pay property taxes by quarterly installments, complete, sign, and submit this application by email support@mdctaxcollector.gov, in person, or by mail, to **MIAMI-DADE COUNTY OFFICE OF THE TAX COLLECTOR**, 200 NW 2nd Avenue, Miami FL 33128, **no later than April 30th**. Additionally, you may complete and submit your application online at support@mdctaxcollector.gov by April 30th.

The tax collector will mail your first installment notice of payment due, with instructions. **If you have not received your first installment notice by June 15, 2026, contact the Miami-Dade County Office of the Tax Collector by phone 305-375-5448 or email support@mdctaxcollector.gov.**

Participation in the plan is confirmed when the tax collector receives and processed the first installment payment. The first installment is due by June 30th however, the tax collector's office will accept late payments through July 31st, without discount. Once you elect to participate in the installment payment plan by paying the first installment, you are automatically reenrolled for the following year. If you elect to discontinue participation you will not be entitled to the discounts.

You should not participate in this plan if your taxes are paid through your mortgage company (escrow account).

COUNTY <i>Miami-Dade</i>	TAX YEAR <i>2026</i>	TYPE OF ACCOUNT ☐ REAL ESTATE ☐ TANGIBLE		
NAME		PROPERTY FOLIO/ACCOUNT #		
PROPERTY ADDRESS				
CITY			STATE	ZIP CODE
EMAIL ADDRESS			PHONE	
SIGNATURE <i>(To be completed by the taxpayer)</i> 			DATE	

Florida Statute 197.222, allows a taxpayer to prepay property taxes by an installment payment method. A taxpayer who chooses to pay taxes by the installment method will make quarterly payments based on an estimated tax equal to the actual taxes levied on the property in the prior year. Under Florida law, your estimated taxes must be more than \$100 for each tax notice to qualify. If your estimated taxes for 2026 are \$100 or less, you do not qualify for this plan.

PAYMENT SCHEDULE

INSTALLMENT	YEARS TAXES	DISCOUNTS	IF NOT PAID
1 DUE 6/30/26	One quarter of the total estimated taxes and assessments based on the previous year (2025) <i>The tax collector will accept late payment for the 1st installment through July 31, 2026, without discount. If the 1st installment payment is not received by July 31, 2026, you will be removed from the plan, and will be billed for the entire year in November. You may reapply the following year.</i>	6% for payments applied or postmarked by June 30, 2026	The account is removed from the quarterly installment plan
2 DUE 9/30/26	One quarter of the total estimated taxes and assessments based on the previous year (2025)	4½% for payments applied or postmarked by September 30, 2026	Added to the next installment due in December, without discount
3 DUE 12/31/26	One quarter of the total estimated taxes and assessments plus one half of any adjustments pursuant to 2026's actual tax liability	3% for payments applied or postmarked by December 31, 2026	Added to the next installment due in March, without discount
4 DUE 3/31/27	One quarter of the total estimated taxes and assessments plus one half of any adjustments pursuant to 2026's actual tax liability	No discount. Payment must be applied or postmarked by March 31, 2027	Pursuant to Florida Statute 197.343, unpaid installments are delinquent April 1 st at which time interest, penalties and fees are added

If the installment due date falls on a Saturday, Sunday or legal holiday, the due date for the installment is extended to the next business day if the installment is paid online at mdctaxcollector.gov or delivered in person to the tax collector's office.

Energy Improvement Assessments are collected annually pursuant to Florida Statute 200.069. If you have an Energy Improvement Assessment, the total assessment for this improvement will be billed in your 3rd (December) and 4th (March) installments only. Therefore, your 3rd and 4th installment bills will be higher. Discounts do not apply to Energy Improvement Assessments.