

Procedure For Recovery Of Property Tax

The procedure for recovery of property taxes is provided under Section 128 of the BPMC Act, 1949 which reads as under : “128. *A municipal tax may be recovered by the following processes in the manner prescribed by rules :-*

1. *by presenting a bill*
 2. *by serving a written notice of demand*
 3. *by distraint and sale of a defaulter’s movable property*
 4. *by the attachment and sale of a defaulter’s immovable property*
 5. *in the case of octroi and toll, by the seizure and sale of goods and vehicles*
 6. *in the case of property tax by the attachment of rent due in respect of the property*
 7. *by a suit”.*
1. After fixation of rateable value property tax bills are served on the tax payers. As per the provisions of the Act, it is necessary that the bills are paid within 15 days of its service. (Format enclosed).
 2. On expire of 15 days a Notice of Demand in form -G, as required under Rule 41 of Taxation Rules, Chapter-VIII appended to the BPMC Act, 1949 is served charging therein Notice Fee @ 0.50% of the tax amount, on the tax payers. (Format enclosed).
 3. If property taxes are not paid within 15 days of the service of Notice of Demand, the property is to be attached by Service of Warrant of Attachment in Form H as provided under Rule 42 of Taxation Rules, referred to above.(Format enclosed).
 4. Rule 44 of Taxation Rules, provides how Warrant is to be executed in case of moveable property.
 5. Rule 45 of Taxation Rules, provides how Warrant is to be executed in case of immovable property.
 6. Rule 47 of Taxation Rules, provides for sale of the properties attached by public auction, if payment is not made within 5 days of service of Warrant of Attachment/Distress.