



PROPERTY TAXES IN THE STATE OF GUANAJUATO

If you own property in San Miguel de Allende, Guanajuato, you should receive a property tax bill each year. Your property taxes are determined by the municipality, based on the fiscal value of your property, the municipal tax rate(s), and the street lighting tax rate.

For example, property taxes for a home assessed at \$1,000,000.00 may be calculated as follows:

Property's current value assessment of \$1,000,000.00

Tax rate* x 0.234%

Annual property taxes = \$2,340.00

* Note: This example is for illustration purposes only.

Did you know?

Municipal tax rates are set by each municipality based on the dispositions of the State and local rules and regulations.

- The Municipal Property Assessment Office (Catastro) assesses property values throughout San Miguel de Allende, Guanajuato.
- Your property fiscal value may be determined by an independent appraisal.
- Your taxes are determined by your property fiscal value, not the commercial one.

Questions or concerns?

If you have questions or concerns about your property assessment, contact the Municipal Property Assessment Office (Catastro). The assessment notices you receive from Catastro include additional information about the assessment process. Staff at Catastro can explain how the review process works and the role of the Assessment Review Staff.



How do I get a copy of my property tax bill?

You can get a copy of your property tax bill by contacting the Local Land Tax Administration Office (Predial) (415)1529600 ext. 160 and 161, or check it online <http://www.sanmigueldeallende.gob.mx>.

Who prepares my tax bill?

The local Government prepares your tax bill. If you notice a mistake in your bill, such as extra square meters, fines, surcharges, or a considerable increase in your taxes, contact us to obtain further help.

Who prepares my property assessment?

Every 2 years the Municipal Office of Property Assessment sends homeowners notice of the updated value of their property, which will be used as the basis for property taxation in the following year. 2021 property taxes will be caused using the updated value calculated by the local government. Should you have questions or concerns about your assessment we will be happy to assist you.

Please note that this assessment can be contested by providing a thorough written complaint, which is regularly reviewed and resolved within 10 business days.

Is there any relief for tax increases?

If you experience a tax increase due to reassessment on your property, you may be eligible for municipal tax relief due to an incorrect assessment. The municipality may also have other programs in place to provide tax relief in special circumstances.

If your bill shows an increase due to a reassessment on your property, it is possible for you to apply for a reduction if you consider that the assessment is incorrect. There may also be some other programs available that provide tax relief under specific circumstances.

To request more information, contact us at:

contact@prolegalsma.com / 415.150.7576