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## Business Property Statement Deadline Quickly Approaching

Nevada County Assessor Rolf Kleinhans reminds all business owners that the deadline to file their Business Property Statement (BOE- 571-L) is quickly approaching. Business Property Statements are an official request to declare all property utilized during the course of business, such as furniture, computers, equipment, or leasehold improvements, as of January 1 (lien date). The Assessor uses the information to calculate property taxes. The annual filing period runs from January 1 through April 1, with a final deadline of May 7. Statements submitted after this date are subject to a 10% penalty as mandated by state law. To streamline this process, businesses may file electronically or submit a completed paper form to the Assessor's Office. Filing timely ensures accurate assessments and helps avoid unnecessary penalties

### Who Needs to File?

If you receive a Notice to File letter from the Nevada County Assessor's Office, you are legally required to submit a Business Property Statement—either electronically or by completing and returning a paper form, in accordance with Revenue and Taxation Code 441(a). In addition, businesses that own Personal Property and/or Fixtures with a total combined cost of \$100,000 or more must file a Business Property Statement, regardless of whether a notice was received.

### Why eFile?

Businesses are encouraged to take advantage of the convenient and efficient electronic filing system. Notices to file were mailed in early February and include the necessary details to access the online portal. While the online portal remains open until May 31, please note that a 10% penalty will be applied for any filing submitted after the May 7 deadline.

### Key Benefits of eFiling:

- **Time-Saving** – Once a business enters its prior-year acquisition costs, the system automatically carries the data forward each year.
- **Instant Confirmation** – Receive immediate verification that your Business Property Statement has been received and file, ensuring peace of mind.

### Prefer Paper Filing? Here's What You Need to Know

Businesses that received a *Notice to File* letter may also choose to file using a paper Business Property Statement (BOE-571-L), which can be downloaded via the eFiling portal. Download a fillable 571-L form by visiting [Cal Assessor eForms](#) and searching for "571-L". If your Notice to File letter has a letter other than 'B' under Form ID, please contact our office for a paper form. However, please note the following:

- Costs for all equipment on hand must be input, not just last year's acquisitions
- Completed forms must be signed, and the original postmarked or delivered to the Assessor's Office by May 7 to avoid penalties.

### Need Assistance?

For more information, visit our [Business Property webpage](#). If you need a Notice to File letter resent or have additional questions, contact us at [business.property@nevadacountyca.gov](mailto:business.property@nevadacountyca.gov) or [530-265-1259](tel:530-265-1259).