2027 Midwest property tax calendar for lenders

Wisconsin, Minnesota, Illinois, Michigan, Iowa, Indiana, Ohio

STATE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Wisconsin	**Due 31** full or 1st half						**Due 31** 2nd half	Unpaid Aug 31 goes to certificate	Certificate Sep 1		Escrow elections by Nov 1	Bills issued Escrow options Dec 20, 31
Minnesota	Prior year delinquent 1st business day	Delinquent list by Feb 15	Statements by Mar 31		**Due 15** 1st half					**Due 15** 2nd half	**Due 15** 2nd half, ag land	
Illinois				Bills varies by county	Bills varies by county	**Due Jun 1** or later bill date			**Due Sep 1** or later bill date			
Michigan		**Due 14** winter; 3% from 15	Returned delinquent Mar 1; forfeiture				Summer bill Jul 1		**Due 14** summer			Winter bill Dec 1
Iowa			**Due 1** 2nd half	Delinquent Apr 1		Tax sale 3rd Monday		Bills varies by county	**Due 1** 1st half	Delinquent Oct 1		
Indiana				Bills may be delayed	**Due 10** 1st half						**Due 10** 2nd half	
Ohio	**1st half** often extended to Jan or Feb					**Due 20*** 2nd half	2nd half often extended to Jul or Aug	Settlement by Aug 10; delinquent list				**Due 31*** 1st half; interest from Dec 1

Installment due · Bill issued · Delinquency or enforcement · * Ohio statutory date; each county sets the effective date each year, usually later.

General information only, not legal advice. Statutory defaults; counties and municipalities can set different dates, and dates falling on a weekend or holiday may shift.
Verify every date with the county treasurer and the cited statute before acting on it. Sources reviewed as of November 2026. Full statute citations: inveritax.com/resources/property-tax-due-dates-by-state

The year month by month

Use it to set disbursement cutoffs, escrow analysis dates, and delinquency checks

MONTH	BILLS ISSUED	INSTALLMENTS DUE	DELINQUENCY AND ENFORCEMENT
January		Wisconsin, January 31; Ohio first half, often extended into January or February	Minnesota prior-year taxes delinquent on the first business day
February		Michigan winter, February 14	Minnesota delinquent list filed by February 15; Michigan 3% penalty from February 15
March	Minnesota statements by March 31	Iowa second half, March 1	Michigan taxes returned delinquent March 1, prior-year forfeiture March 1; Minnesota delinquent list published by March 20
April	Illinois and Indiana, varies by county		Iowa second half delinquent April 1
May	Illinois, varies by county	Indiana, May 10; Minnesota first half, May 15	
June		Illinois first installment, June 1 or the bill date if later; Ohio second half, June 20 by statute, often extended	Iowa tax sale, third Monday in June
July	Michigan summer bill, July 1	Wisconsin second installment, July 31; Ohio second half, often extended into July or August	
August	Iowa, varies by county		Ohio second settlement by August 10; delinquent land list follows; Wisconsin taxes unpaid August 31 go to certificate
September		Iowa first half, September 1; Illinois second installment, September 1 or the bill date if later; Michigan summer, September 14	Wisconsin tax certificate issued September 1
October		Minnesota second half, October 15	Iowa first half delinquent October 1
November		Indiana, November 10; Minnesota second half on agricultural parcels, November 15	Wisconsin borrower escrow elections due in writing by November 1
December	Wisconsin; Michigan winter bill, December 1	Ohio first half, December 31 by statute, often extended	Ohio interest on delinquent taxes begins December 1; Wisconsin borrower disbursement options tied to December 20 and 31

Track these dates by jurisdiction, not by spreadsheet.

Inveritax tracks due dates by jurisdiction and billing cycle, including semi-annual and installment schedules.

Book a demo