

OCTOBER 2024

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AZDOR TPT TIPS

NEW TRANSACTION PRIVILEGE TAX EMAIL NOTIFICATIONS

The Arizona Department of Revenue (ADOR) is now sending automated emails through AZTaxes.gov to help customers become more compliant and successful in the long run. The automated email reminds transaction privilege tax (TPT) customers who have fallen behind on their tax obligations to file a return, pay a balance due, or renew their TPT license. Emailed messages are sent to the email address associated with the AZTaxes.gov registration information.

Below are the circumstances a TPT customer may receive an email:

- A missed filing event such as a monthly, quarterly, or annual transaction privilege tax return.
- An unpaid balance with the Arizona Department of Revenue.
- Annual Renewal Reminder 1 - It's time to renew with the renewal link available in AZTaxes.
- Annual Renewal Reminder 2 - An upcoming license renewal deadline is approaching.
- Annual Renewal Reminder 3 - A TPT license has been automatically renewed.

RESIDENTIAL RENTAL TAX CHANGES

ADOR is informing property management companies and residential rental property owners of upcoming changes to Arizona tax law for residential rental properties. Starting **January 1, 2025**, residential rental property owners should no longer collect and remit any city transaction privilege tax (TPT) on the income derived from long term lodging stays of 30 days or more to ADOR. (Laws 2023, Chapter 204 and A.R.S. § 42-6004 (H))

Residential rental - business code 045 - is the rental of real property for a period of 30 or more consecutive days for residential purposes only and not commercial.

Currently, there is no state or county tax imposed on residential rentals, and the upcoming change to the tax law will eliminate the city tax. While there will no longer be a city TPT obligation beginning **January 1, 2025**, this does not affect the obligations to register the property with the county assessor to comply with landlord tenant laws or other compliance requirements from government entities.

Please note hotel, motel, or other transient lodging businesses which book stays for fewer than 30 days must still collect and remit TPT under the transient lodging or hotel classification. For more information on this change and frequently asked questions, please visit azdor.gov/business/residential-rental.

Personal returns with extensions are due October 15th.

Our office will be closed Monday, October 14th to observe Columbus/Indigenous Peoples Day.

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TAX RATE CHANGES

The Town of Queen Creek and the City of Surprise passed Special Tax Rate Change ordinances this past summer. Go to <https://azdor.gov/news-center/latest-press-releases/tpt-newsletters> for more information.

PENALTIES

Failure to comply with the electronic filing and payment requirements may result in penalties. Penalty for not filing and paying TPT electronically:

- Penalty of 5% of the tax amount due for filing a paper return. The minimum penalty is \$25, **including filings with zero liability.**
- Penalty of 5% of the amount of payment made by check or cash.
- Penalty of 4.5% of the tax required to be shown on the return for each month or fraction of a month the return is late. There is a minimum of \$25 and a maximum 25% of the tax due or \$100, per return, whichever is greater.

DUE DATE REMINDER

TPT Returns are due by the **20th of the month** to receive the accounting credit. It is highly encouraged to pay **three business days prior to the last business day of the month (i.e. September 25)** to ensure your payment is accepted and processed into ADOR system.



Sedillo and Associates, LLC Updates

Due to the volume of 2023 tax returns that were never picked up and not paid for, payment will now be expected at time of paperwork drop-off. This is not the way I like to do business, however, it appears times have changed and this change is necessary.

The cost for extra paper copies of prior and current year tax returns will remain at \$25 per year.

Due to increased postage costs, it will now be an additional \$10 to mail your tax return to you starting in the 2025 tax season.

Thank you for your understanding and for your continued business.



German Chocolate Pancakes

A chocolate-kissed version of the traditional German Pancake – full of flavor and just as easy!

PREP TIME: 35 minutes COOK TIME: 20 minutes NUMBER OF SERVINGS: Serves 3-4

PREPARATION:

- Preheat oven to 425°F. In a small mixing bowl, whisk together the flour, salt, brown sugar, espresso powder (if using), and Finely Grated Baking Chocolate. Set aside.
- Place a 9-inch cast iron skillet into the oven and allow the skillet to heat.
- Place eggs, milk, and vanilla in the jar of a blender and pulse until blended. Add flour mixture and blend for 15-20 seconds or until completely smooth.
- Drop butter into the hot skillet and allow to melt. Carefully (and using a hot pad) tilt the pan so butter coats the bottom of the pan. Pour the batter into the pan and bake for 20-24 minutes or until the pancake is puffed.
- Remove from oven and serve immediately with fresh berries, powdered sugar, and, if desired, syrup.

INGREDIENTS

- ½ cup AMERICAN HERITAGE Finely Grated Baking Chocolate
- 1 cup all-purpose flour
- ¼ teaspoon kosher salt
- 1 tablespoon espresso powder (optional)
- 2 tablespoons brown sugar
- 4 eggs
- ¾ cup whole milk
- 1 teaspoon vanilla extract
- ¼ cup butter

<https://www.americanheritagechocolate.com/recipes/german-chocolate-pancakes>

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Oct 2

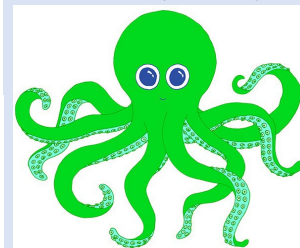
National Pumpkin Seed Day

Oct 5

National Be Nice Day

Oct 8

World Octopus Day



Oct 12

National Chess Day

Oct 14

Columbus Day

Oct 18

National Necktie Day



Oct 22

National Nut Day

Oct 25

National Breadstick Day

Oct 28

National Chocolate Day

Oct 31

International Doorbell Day

corinnejthompson@sedillolc.com
602-241-0712

FORMS OF
PAYMENT NOW
ACCEPTED:

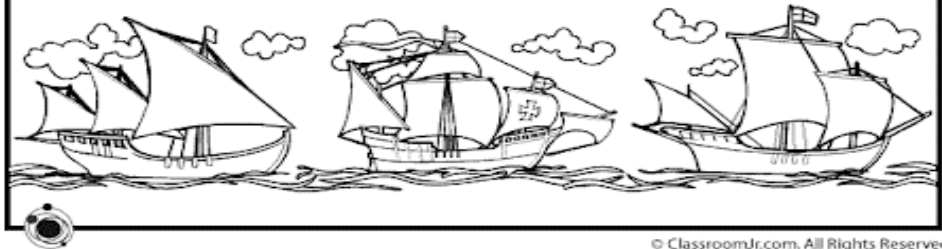
- VISA
- MASTERCARD
- AMERICAN EXPRESS
- DISCOVER CARD
- ZELLE
- CASH
- PERSONAL CHECK

COLUMBUS DAY WORD PUZZLE

Unscramble each word. Then use the marked letters to solve the second puzzle.

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We Love Referrals!