Real Estate Tax Reimbursement Review and Recovery Services

How to Avoid Overpayment

Understanding real estate taxes when a tenant operates in multiple states or jurisdictions can be challenging, especially with various rules and regulations dictating how real estate taxes are calculated, when they are collected, and whether it is a fiscal or calendar year payment cycle.

A tenant has the additional challenge of understanding the complexity of paying a property tax obligation in accordance to the lease. The tenant does not likely have dedicated in-house experts solely focused on property taxes, and many do not likely fully understand the obligations within the lease. Often, tenants receive real estate tax reimbursement statements and pay without question because of a misbelief that invoices, inclusive of governmental real estate tax bills, are viewed as non-negotiable.

This lack of knowledge and critical review of lease clauses specific to property taxes creates a likelihood for overpayment of tax obligations by the tenant. These overpayments or misapplied methodology of computing taxes owed will likely recur and compound the overcharges for the duration of the lease, potentially costing the client significant amounts of money that could be used for additional business investment or profit to the business.

Ryan Can Help You Stay Competitive

Ryan’s real estate tax reimbursement team has extensive experience with lease review specific to the applicable real estate tax clause language within the lease agreement. Our experience extends into conducting full-service real estate tax reimbursement reviews for large commercial lease portfolios to ensure the accuracy of real estate tax charges and identify the variety of landlord errors commonly made with such reimbursement processes. Ryan’s focus is on being the industry leader for real estate property tax matters. When you partner with Ryan, our Review and Recovery team will:

- Identify recoveries of real estate tax chargebacks directly with the landlord
- Analyze each lease relating to these specific property tax chargebacks and research the relevant location expense history via public record
- Prepare reimbursement report with supporting evidence and submit to the landlord
- Communicate with the landlord on behalf of tenant to obtain real estate tax savings

Focusing on accurate reconciliation and reimbursement can reduce the occurrence of being overtaxed and, instead, allow you the capital to be deployed to invest, grow, and thrive.
Industry-Leading Team of Property Tax Professionals

As the largest property tax practice in North America, with more than 700 professionals in over 40 cities and relationships in nearly every jurisdiction, our experience is unmatched by any other national, regional, or local provider.

Services Include

- Review client lease documents
- Receive real estate tax bills, reconciliation statements, and other supporting data
- Review assessor websites, landlords’ websites, and CoStar
- Collect site data, including site maps, surveys, legal descriptions, etc.
- Communicate and develop a plan to resolve issues
- Review real estate property tax clauses
- Provide accrual reporting in accordance with the real estate property tax clauses
- Review of closing statements and purchase agreements for real estate property tax allocations
- Provide real estate tax due diligence for proposed leased locations with feasibility analyses

© 2020 Ryan, LLC. All rights reserved. In North America, Ryan, LLC; Ryan Tax Compliance Services LLC; Ryan Tax Compliance Services, ULC; and Ryan ULC provide clients with tax consulting, recovery, compliance, advocacy, technology, and other client-related professional services. Ryan, LLC is a member firm of Ryan International, a Swiss Verein. Ryan ULC; Ryan Tax Compliance Services LLC; and Ryan Tax Compliance Services, ULC are constituent entities of Ryan International, a Swiss Verein. Ryan International is a Swiss Verein whose member firms and constituent entities form a leading network of tax advisory and consulting firms, each of which may be licensed to use the name “Ryan” in connection with providing tax advisory and consulting services to its clients. The member firms of Ryan International and their constituent entities operate throughout North America, Europe, and in Australia, in accordance with local regulatory requirements but are not a part of a single international partnership. The responsibility for the provision of services to a client is defined in the terms of engagement between the client and the applicable member firm or constituent entity. Neither Ryan International nor any member firm or constituent entity of Ryan International is liable or responsible for the professional services performed by any other member firm or constituent entity. Ryan International is not engaged in the practice of providing professional services. Rather, it is an international umbrella entity organized as a Verein under Swiss law. Not all member firms and constituent entities provide the full range of services mentioned in this brochure. "Ryan" and "Firm" refer to the global organizational network and may refer to one or more of the member firms of Ryan International, each of which is a separate legal entity.