

54:4-3.75

LEGISLATIVE HISTORY CHECKLIST

NJSA 54:4-3.75 (Home improvements--property tax exemption--
up to \$15,000)

LAWS 1981 CHAPTER 121

Bill No. A3181

Sponsor(s) Schwartz and others

Date Introduced Feb. 19, 1981

Committee: Assembly -----

Senate -----

Amended during passage Yes No

Date of Passage: Assembly Feb. 23, 1981

Senate March 23, 1981

Date of approval April 16, 1981

Following statements are attached if available:

Sponsor statement Yes No

Committee Statement: Assembly Yes No

Senate Yes No

Fiscal Note Yes No

Veto Message Yes No

Message on signing Yes No

Following were printed:

Reports Yes No

Hearings Yes No

6/22/81

ASSEMBLY, No. 3181

STATE OF NEW JERSEY

INTRODUCED FEBRUARY 19, 1981

By Assemblymen SCHWARTZ, ADUBATO, PATERO, KARCHER, COSTELLO, FLYNN, Assemblywoman KALIK, Assemblymen COWAN, DORIA, T. GALLO, PATERNITI, DEVERIN, LESNIAK, THOMPSON, BROWN, BORNHEIMER, CODEY, OTLOWSKI, BAER, RILEY, MATTHEWS, CARDINALE, BASSANO, FRANKS, PAOLELLA, MAGUIRE, GIRGENTI, PELLECCIA, BATE, DALTON, McENROE, ZANGARI, BURSTEIN, IMPERIALE, KOSCO, KERN and LACORTE

(Without Reference)

AN ACT concerning the exemption of real property from taxation in certain cases, and amending P. L. 1975, c. 104.

1 BE IT ENACTED *by the Senate and General Assembly of the State*
2 *of New Jersey:*

1 1. Section 4 of P. L. 1975, c. 104 (C. 54:4-3.75) is amended to read
2 as follows:

3 4. In determining the value of real property for the purposes of
4 taxation, qualified municipalities, after passage by the municipal
5 governing body of a general ordinance providing for such exemp-
6 tions either throughout the municipality or in designated residen-
7 tial neighborhoods to be specified in such ordinance, may regard
8 the first \$4,000.00 or \$10,000.00 *or \$15,000.00*, as may be specified
9 by general ordinance, in assessor's full and true value of home
10 improvements for each dwelling unit primarily and directly affected
11 by a home improvement in any dwelling more than 20 years old,
12 as not increasing the value of such property for a period of 5 years,
13 notwithstanding that the value of the dwelling to which such im-
14 provements are made is increased thereby, provided, however, that
15 during said period, the assessment on such dwelling shall in no
16 case, except that of damage through action of the elements sufficient
17 to warrant a reduction, be less than the assessment thereon existing
18 immediately prior to such home improvements.

1 2. This act shall take effect immediately.

STATEMENT

This bill would permit municipalities to exempt from taxation the first \$15,000.00 of the true value of home improvements under P. L. 1975, c. 104. Currently, municipalities may exempt either \$4,000.00 or \$10,000.00 in true value. This bill adds a third option for municipalities under that law. The new \$15,000.00 figure brings the home improvement assistance provided under the 1975 act into line with the effects of inflation over the past 6 years. The expanded home improvements which owners could be expected to make in taking advantage of the act, will serve to improve and preserve residential neighborhoods and to stimulate employment and commerce in the area.

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A3181 (1981)

FROM THE OFFICE OF THE GOVERNOR

FOR IMMEDIATE RELEASE

FOR FURTHER INFORMATION

APRIL 16, 1981

PATRICK SWEENEY

Governor Brendan Byrne today, in a public ceremony, signed A-3181, sponsored by Assemblyman David C. Schwartz (D-Middlesex), which will permit municipalities to increase to \$15,000 an exemption from property taxation for home improvements in areas in need of rehabilitation.

The ceiling for a property taxation exemption in such cases was set at \$10,000 prior to this bill signing. That figure was fixed in 1977. The increase, according to the bill's sponsor, is justified by inflation. Assemblyman Schwartz maintains that increasing the exemption will stimulate additional home repairs, thereby benefiting the State's construction industry and improving residential neighborhoods.

The Department of Community Affairs advises that 99 municipalities qualify for this exemption program under a statute of the State Constitution.

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