



**FLOOR AMENDMENT STATEMENT:** No

**LEGISLATIVE FISCAL ESTIMATE:** Yes

**VETO MESSAGE:** No

**GOVERNOR'S PRESS RELEASE ON SIGNING:** Yes

**FOLLOWING WERE PRINTED:**

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**REPORTS:** No

**HEARINGS:** No

**NEWSPAPER ARTICLES:** No

RWH/JA

P.L.2016, CHAPTER 63, *approved November 14, 2016*  
Assembly, No. 766 (*First Reprint*)

1 AN ACT concerning the payment of mortgage loans and of property  
2 taxes by certain persons in military service on federal active duty  
3 <sup>1</sup>, amending P.L.2015, c.277,<sup>1</sup> and supplementing P.L.1979,  
4 c.317 (C.38:23C-1 et seq.) <sup>1</sup>**[and chapter 4 of Title 54 of the**  
5 **New Jersey Statutes]**<sup>1</sup>.

6  
7 **BE IT ENACTED** by the Senate and General Assembly of the State  
8 of New Jersey:

9  
10 1. <sup>1</sup>(New Section)<sup>1</sup> a. As used in this section:

11 “Mortgagee” means the holder of a mortgage loan that is a State  
12 chartered bank, savings bank, savings and loan association or credit  
13 union, any person required to be licensed under the provisions of  
14 the “New Jersey Residential Mortgage Lending Act,” sections 1  
15 through 39 of P.L.2009, c.53 (C.17:11C-51 et seq.), and any entity  
16 acting on behalf of the mortgagee named in the debt obligation  
17 including, but not limited to, servicers.

18 “Mortgagor” means a person who borrows money by mortgaging  
19 his property to the lender as security for a mortgage loan.

20 “Mortgage loan” means a loan made to a natural person or  
21 persons to whom credit is offered or extended primarily for  
22 personal, family or household purposes which is secured by a  
23 mortgage constituting a lien upon real property located in this State  
24 on which there is erected or to be erected a structure, which is the  
25 primary residence of the natural person or persons, containing one  
26 to six dwelling units, a portion of which structure may be used for  
27 nonresidential purposes, in the making of which the mortgagee  
28 relies primarily upon the value of the mortgaged property.

29 b. A person domiciled in this State who is mobilized for federal  
30 active duty as a member of the National Guard or a Reserve  
31 Component of the Armed Forces of the United States may, at the  
32 person’s discretion, secure, if a request is made during this period  
33 of federal active duty service, a deferment of the payment of  
34 interest and principal on a mortgage loan that was secured by the  
35 person, or the person and another person jointly, before the date on  
36 which the person enters federal active duty.

37 c. A person may make a request pursuant to subsection b. of  
38 this section by mailing a written request to the mortgagee that shall  
39 include: (1) a copy of the person's military orders or a commanding

**EXPLANATION – Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted in the law.**

**Matter underlined thus is new matter.**

**Matter enclosed in superscript numerals has been adopted as follows:**

<sup>1</sup>Senate SMV committee amendments adopted March 10, 2016.

1 officer letter on official letterhead from the person's commanding  
2 officer including a contact telephone number and setting forth the  
3 beginning and ending dates of the person's mobilization, or that,  
4 where applicable, the mobilization is ongoing, and (2) the name,  
5 address, and phone number of an individual who may be contacted  
6 regarding the mortgage loan while the person is in service on  
7 federal active duty. Upon receipt of the request with the required  
8 information, the mortgagee shall grant a deferment of the payment  
9 of interest and principal, effective as of the date of the person's  
10 entry on active duty. The deferment shall remain in effect while  
11 that person remains in service on federal active duty, and shall  
12 expire 60 calendar days after release or separation from federal  
13 active duty. Upon receipt of the request with the required  
14 information, the mortgagee shall prepare and send for signature to  
15 the person requesting the deferment, and any other mortgagor, a  
16 modification of agreement extending the term of the loan  
17 commensurate with the number of months of active duty service for  
18 which the person is receiving deferment, plus 60 calendar days. If  
19 the person and any other mortgagor does not sign and return the  
20 modification of agreement to the mortgagee within 30 calendar days  
21 of receipt thereof, the person shall not be entitled to the protections  
22 and benefits accorded under this section. If the person's  
23 mobilization begins less than 30 calendar days from the date of the  
24 issuance of the military orders, the person and any other mortgagor  
25 shall sign and return the modification of agreement to the  
26 mortgagee within 60 calendar days of the person's release or  
27 separation from federal active duty, and failure to do so shall result  
28 in the person being ineligible for the protections and benefits  
29 accorded under this section. The person requesting deferment shall  
30 inform the mortgagee of any modifications to the initial orders for  
31 federal active duty service.

32 d. Nothing contained in this section shall affect payments to or  
33 from escrow, as required by the loan agreement, for property taxes,  
34 special assessments, mortgage insurance, and hazard insurance, nor  
35 shall the person's monthly escrow payments following federal  
36 active duty service increase as a result of deferment, except  
37 commensurate with an increase in the amount for taxes or insurance  
38 premiums. Failure on behalf of the person to make the monthly  
39 payment to escrow shall not create a delinquency. Any payments to  
40 escrow not made may be included in the annual escrow analysis,  
41 and the payment to escrow following release from federal active  
42 duty may be increased if a shortage exists in the escrow account.  
43 Payments to or from escrow for taxes assessed against real and  
44 personal property solely owned by the resident, or with a spouse,  
45 shall be <sup>1</sup>~~['suspended]~~ deferred<sup>1</sup> if the person is granted a  
46 <sup>1</sup>~~['suspension]~~ deferment<sup>1</sup> pursuant to <sup>1</sup>~~['section 2 of P.L. ,~~  
47 c. (C. ) (pending before the Legislature as this bill)] P.L.2015,  
48 c.277 (C.54:4-8.25 et seq.)<sup>1</sup>.

1 e. The following charges, incurred prior to the date of entry on  
2 active duty, when imposed pursuant to law, shall not increase  
3 during the period of deferment, nor shall they accrue as a result of  
4 the deferment: late or delinquency charges; attorneys' and  
5 collection fees; and recording or filing fees. Interest shall not be  
6 compounded as a result of deferment, that is, interest shall not be  
7 charged on the deferred interest.

8  
9 <sup>1</sup>[2. a. A person domiciled in this State who is mobilized for  
10 federal active duty as a member of the National Guard or a Reserve  
11 Component of the Armed Forces shall be entitled to a suspension of  
12 payment of the amount of any tax bill for taxes assessed against real  
13 and personal property solely owned by the resident, or with a spouse,  
14 that becomes due while the resident is deployed for active service.  
15 The suspension shall commence on the tax due date, and shall end 90  
16 calendar days after the person is released from mobilization. The tax  
17 amount suspended shall be due and owing on the first day following  
18 the 90-day grace period, and shall be paid to the tax collector of the  
19 municipality in which the property is located. No interest shall be  
20 charged when the suspended property tax amount is paid in full within  
21 the 90-day grace period. When the property tax amount is not paid in  
22 full within the grace period, interest shall be charged on any unpaid  
23 amount at the rate it would have accrued since the original property tax  
24 due date.

25 b. No suspension of any tax amount assessed against real and  
26 personal property pursuant to this section shall be allowed except upon  
27 written application therefor, on a form prescribed by the Director of  
28 the Division of Taxation in the Department of the Treasury, and  
29 provided by the governing body of the municipality constituting the  
30 taxing district in which the application is to be filed. The application  
31 shall specify any documentation required to be submitted in order to  
32 ascertain that the applicant is qualified to receive the suspension of  
33 payment. The Director of the Division of Taxation in the Department  
34 of the Treasury shall promulgate any rules and regulations necessary to  
35 implement the provisions of this section.

36 c. A resident eligible for a suspension of any tax amount assessed  
37 against real and personal property pursuant to this section, or a person  
38 acting on behalf of the resident, shall file an application for suspension  
39 of payment with the tax collector of the municipality in which the  
40 property is located. The application shall be accompanied by any  
41 documentation required to be submitted pursuant to this section. Upon  
42 receipt of an application for the suspension of payment and all  
43 required documentation by an eligible resident, the tax collector shall,  
44 within 30 calendar days, send a letter to the resident and any  
45 mortgagee incident to the payment of such tax amount notifying each  
46 of the effective date of the suspension of payment of the tax bill.

47 d. The State shall annually pay to the tax collector of each  
48 municipality the total amount of property tax payment suspended

1 pursuant to this section plus 2%, in the same manner as veteran's  
2 property tax deductions are reimbursed pursuant to section 5 of  
3 P.L.1997, c.30 (C.54:4-8.24). The tax collector of each municipality  
4 shall refund this amount to the State in installments upon collection of  
5 the suspended payments from the individual taxpayers along with any  
6 interest collected for payments made after the expiration of a  
7 taxpayer's grace period.

8 e. No tax lien may be issued against the real and personal property  
9 for which the suspension of payment of a tax bill is granted pursuant to  
10 this section as the result of such suspension.】<sup>1</sup>

11  
12 <sup>1</sup>2. Section 1 of P.L.2015, c.277 (C.54:4-8.25) is amended to  
13 read as follows:

14 1. Every resident of this State who is enlisted in any branch of  
15 the United States Armed Forces shall be entitled to a deferment of  
16 the amount of any tax bill for taxes assessed against real and  
17 personal property solely owned by the resident, or with a spouse,  
18 that becomes due while the resident is deployed for active service in  
19 time of war. This provision shall apply also to a resident of this  
20 State who is mobilized for federal active duty as a member of the  
21 National Guard or a Reserve Component of the Armed Forces. The  
22 deferment shall commence on the tax due date, and shall end 90  
23 days after the last date of deployment or mobilization, as  
24 appropriate. The tax amount deferred shall be due and owing on the  
25 first day following the 90-day grace period, and shall be paid to the  
26 tax collector of the municipality in which the property is located.  
27 No interest shall be charged when the deferred property tax amount  
28 is paid in full within the 90-day grace period. When the property  
29 tax amount is not paid in full within the grace period, interest shall  
30 be charged on any unpaid amount at the rate it would have accrued  
31 since the original property tax due date. <sup>1</sup>

32 (cf: P.L.2015, c.277, s.1)

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34 <sup>1</sup>3. Section 2 of P.L.2015, c.277 (C.54:4-8.26) is amended to  
35 read as follows:

36 2. a. No deferment of any tax amount assessed against real and  
37 personal property pursuant to section 1 of P.L.2015, c.277 (C.54:4-  
38 8.25) shall be allowed except upon written application therefor, on a  
39 form prescribed by the Director of the Division of Taxation in the  
40 Department of the Treasury, and provided by the governing body of  
41 the municipality constituting the taxing district in which the  
42 application is to be filed. The application shall specify any  
43 documentation required to be submitted in order to ascertain that  
44 the applicant is qualified to receive the deferment. The Director of  
45 the Division of Taxation in the Department of the Treasury shall  
46 promulgate any rules and regulations necessary to implement the  
47 provisions of P.L.2015, c.277 (C.54:4-8.25 et seq.).

1       b. A resident eligible for a deferment of any tax amount  
2 assessed against real and personal property pursuant to section 1 of  
3 P.L.2015, c.277 (C.54:4-8.25), or a person acting on behalf of the  
4 resident, shall file an application for deferment with the tax  
5 collector of the municipality in which the property is located. The  
6 application shall be accompanied by any documentation required to  
7 be submitted pursuant to subsection a. of this section. Upon receipt  
8 of an application for the deferment of payment and all required  
9 documentation by an eligible resident, the tax collector shall, within  
10 30 calendar days, send a letter to the resident and any mortgagee  
11 incident to the payment of such tax amount notifying each of the  
12 effective date of the deferment.

13       c. No tax lien may be issued against the real and personal  
14 property for which the deferment of payment of a tax bill is granted  
15 pursuant to P.L.2015, c.277 (C.54:4-8.25 et seq.) as the result of  
16 such deferment.<sup>1</sup>

17 (cf: P.L.2015, c.277, s.2)

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19       <sup>1</sup>**[3.] 4.**<sup>1</sup> This act shall take effect immediately.

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23

24       Allows certain National Guard and United States Reserve  
25 members to temporarily defer mortgage loan payments and property  
26 tax payments.

**ASSEMBLY, No. 766**

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**STATE OF NEW JERSEY**

**217th LEGISLATURE**

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PRE-FILED FOR INTRODUCTION IN THE 2016 SESSION

**Sponsored by:**

**Assemblyman BOB ANDRZEJCZAK**  
**District 1 (Atlantic, Cape May and Cumberland)**

**Assemblyman VINCENT MAZZEO**  
**District 2 (Atlantic)**

**Assemblywoman PAMELA R. LAMPITT**  
**District 6 (Burlington and Camden)**

**Assemblyman BENJIE E. WIMBERLY**  
**District 35 (Bergen and Passaic)**

**Assemblywoman ELIANA PINTOR MARIN**  
**District 29 (Essex)**

**Co-Sponsored by:**

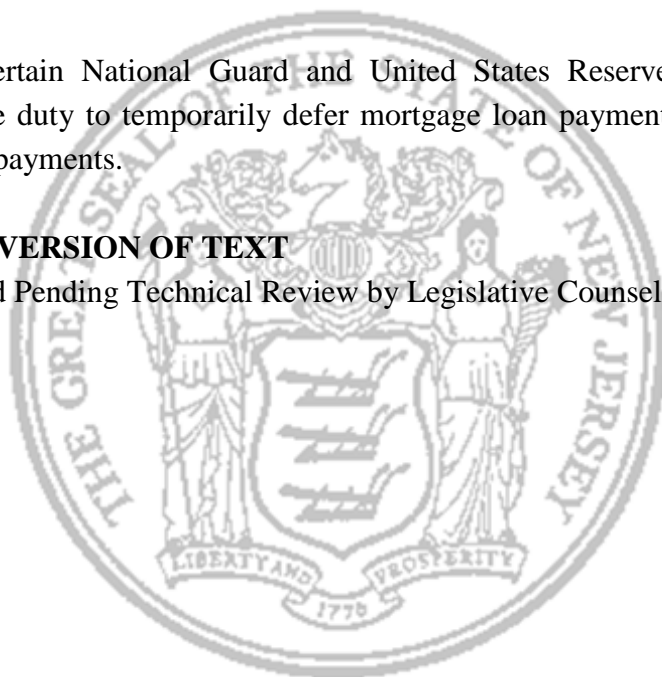
**Assemblymen Johnson, Eustace, Danielsen, Assemblywoman Rodriguez-Gregg and Assemblyman Land**

**SYNOPSIS**

Allows certain National Guard and United States Reserve members on federal active duty to temporarily defer mortgage loan payments and suspend property tax payments.

**CURRENT VERSION OF TEXT**

Introduced Pending Technical Review by Legislative Counsel.



**(Sponsorship Updated As Of: 2/5/2016)**



1 AN ACT concerning the payment of mortgage loans and of property  
2 taxes by certain persons in military service on federal active duty  
3 and supplementing P.L.1979, c.317 (C.38:23C-1 et seq.) and  
4 chapter 4 of Title 54 of the New Jersey Statutes.

5

6 **BE IT ENACTED** by the Senate and General Assembly of the State  
7 of New Jersey:

8

9 1. a. As used in this section:

10 "Mortgagee" means the holder of a mortgage loan that is a State  
11 chartered bank, savings bank, savings and loan association or credit  
12 union, any person required to be licensed under the provisions of the  
13 "New Jersey Residential Mortgage Lending Act," sections 1 through  
14 39 of P.L.2009, c.53 (C.17:11C-51 et seq.), and any entity acting on  
15 behalf of the mortgagee named in the debt obligation including, but  
16 not limited to, servicers.

17 "Mortgagor" means a person who borrows money by mortgaging  
18 his property to the lender as security for a mortgage loan.

19 "Mortgage loan" means a loan made to a natural person or persons  
20 to whom credit is offered or extended primarily for personal, family or  
21 household purposes which is secured by a mortgage constituting a lien  
22 upon real property located in this State on which there is erected or to  
23 be erected a structure, which is the primary residence of the natural  
24 person or persons, containing one to six dwelling units, a portion of  
25 which structure may be used for nonresidential purposes, in the  
26 making of which the mortgagee relies primarily upon the value of the  
27 mortgaged property.

28 b. A person domiciled in this State who is mobilized for federal  
29 active duty as a member of the National Guard or a Reserve  
30 Component of the Armed Forces of the United States may, at the  
31 person's discretion, secure, if a request is made during this period of  
32 federal active duty service, a deferment of the payment of interest and  
33 principal on a mortgage loan that was secured by the person, or the  
34 person and another person jointly, before the date on which the person  
35 enters federal active duty.

36 c. A person may make a request pursuant to subsection b. of this  
37 section by mailing a written request to the mortgagee that shall  
38 include: (1) a copy of the person's military orders or a commanding  
39 officer letter on official letterhead from the person's commanding  
40 officer including a contact telephone number and setting forth the  
41 beginning and ending dates of the person's mobilization, or that, where  
42 applicable, the mobilization is ongoing, and (2) the name, address, and  
43 phone number of an individual who may be contacted regarding the  
44 mortgage loan while the person is in service on federal active duty.  
45 Upon receipt of the request with the required information, the  
46 mortgagee shall grant a deferment of the payment of interest and  
47 principal, effective as of the date of the person's entry on active duty.  
48 The deferment shall remain in effect while that person remains in

1 service on federal active duty, and shall expire 60 calendar days after  
2 release or separation from federal active duty. Upon receipt of the  
3 request with the required information, the mortgagee shall prepare and  
4 send for signature to the person requesting the deferment, and any  
5 other mortgagor, a modification of agreement extending the term of  
6 the loan commensurate with the number of months of active duty  
7 service for which the person is receiving deferment, plus 60 calendar  
8 days. If the person and any other mortgagor does not sign and return  
9 the modification of agreement to the mortgagee within 30 calendar  
10 days of receipt thereof, the person shall not be entitled to the  
11 protections and benefits accorded under this section. If the person's  
12 mobilization begins less than 30 calendar days from the date of the  
13 issuance of the military orders, the person and any other mortgagor  
14 shall sign and return the modification of agreement to the mortgagee  
15 within 60 calendar days of the person's release or separation from  
16 federal active duty, and failure to do so shall result in the person being  
17 ineligible for the protections and benefits accorded under this section.  
18 The person requesting deferment shall inform the mortgagee of any  
19 modifications to the initial orders for federal active duty service.

20 d. Nothing contained in this section shall affect payments to or  
21 from escrow, as required by the loan agreement, for property taxes,  
22 special assessments, mortgage insurance, and hazard insurance, nor  
23 shall the person's monthly escrow payments following federal active  
24 duty service increase as a result of deferment, except commensurate  
25 with an increase in the amount for taxes or insurance premiums.  
26 Failure on behalf of the person to make the monthly payment to  
27 escrow shall not create a delinquency. Any payments to escrow not  
28 made may be included in the annual escrow analysis, and the payment  
29 to escrow following release from federal active duty may be increased  
30 if a shortage exists in the escrow account. Payments to or from escrow  
31 for taxes assessed against real and personal property solely owned by  
32 the resident, or with a spouse, shall be suspended if the person is  
33 granted a suspension pursuant to section 2 of P.L. , c. (C. )  
34 (pending before the Legislature as this bill).

35 e. The following charges, incurred prior to the date of entry on  
36 active duty, when imposed pursuant to law, shall not increase during  
37 the period of deferment, nor shall they accrue as a result of the  
38 deferment: late or delinquency charges; attorneys' and collection fees;  
39 and recording or filing fees. Interest shall not be compounded as a  
40 result of deferment, that is, interest shall not be charged on the  
41 deferred interest.

42

43 2. a. A person domiciled in this State who is mobilized for  
44 federal active duty as a member of the National Guard or a Reserve  
45 Component of the Armed Forces shall be entitled to a suspension of  
46 payment of the amount of any tax bill for taxes assessed against real  
47 and personal property solely owned by the resident, or with a spouse,  
48 that becomes due while the resident is deployed for active service.

1 The suspension shall commence on the tax due date, and shall end 90  
2 calendar days after the person is released from mobilization. The tax  
3 amount suspended shall be due and owing on the first day following  
4 the 90-day grace period, and shall be paid to the tax collector of the  
5 municipality in which the property is located. No interest shall be  
6 charged when the suspended property tax amount is paid in full within  
7 the 90-day grace period. When the property tax amount is not paid in  
8 full within the grace period, interest shall be charged on any unpaid  
9 amount at the rate it would have accrued since the original property tax  
10 due date.

11 b. No suspension of any tax amount assessed against real and  
12 personal property pursuant to this section shall be allowed except upon  
13 written application therefor, on a form prescribed by the Director of  
14 the Division of Taxation in the Department of the Treasury, and  
15 provided by the governing body of the municipality constituting the  
16 taxing district in which the application is to be filed. The application  
17 shall specify any documentation required to be submitted in order to  
18 ascertain that the applicant is qualified to receive the suspension of  
19 payment. The Director of the Division of Taxation in the Department  
20 of the Treasury shall promulgate any rules and regulations necessary to  
21 implement the provisions of this section.

22 c. A resident eligible for a suspension of any tax amount assessed  
23 against real and personal property pursuant to this section, or a person  
24 acting on behalf of the resident, shall file an application for suspension  
25 of payment with the tax collector of the municipality in which the  
26 property is located. The application shall be accompanied by any  
27 documentation required to be submitted pursuant to this section. Upon  
28 receipt of an application for the suspension of payment and all  
29 required documentation by an eligible resident, the tax collector shall,  
30 within 30 calendar days, send a letter to the resident and any  
31 mortgagee incident to the payment of such tax amount notifying each  
32 of the effective date of the suspension of payment of the tax bill.

33 d. The State shall annually pay to the tax collector of each  
34 municipality the total amount of property tax payment suspended  
35 pursuant to this section plus 2%, in the same manner as veteran's  
36 property tax deductions are reimbursed pursuant to section 5 of  
37 P.L.1997, c.30 (C.54:4-8.24). The tax collector of each municipality  
38 shall refund this amount to the State in installments upon collection of  
39 the suspended payments from the individual taxpayers along with any  
40 interest collected for payments made after the expiration of a  
41 taxpayer's grace period.

42 e. No tax lien may be issued against the real and personal property  
43 for which the suspension of payment of a tax bill is granted pursuant to  
44 this section as the result of such suspension.

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46 3. This act shall take effect immediately.

## STATEMENT

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This bill will allow a State resident who is called to mobilization for federal active duty as a member of the National Guard or a Reserve Component of the Armed Forces of the United States to request for that period of mobilization a deferment of the payment of interest on a mortgage loan that was secured by the person before entry into service on federal active duty. The deferment would remain in effect while that person remains in service on federal active duty for 60 days after the person's release from federal active duty

Under the bill, the deferment will extend the term of the loan by the number of months of active duty service for which the person is receiving deferment, plus 60 days. In this way, the person's monthly principal and interest payments will not increase. Upon receipt of the request with the required information, the mortgagee will prepare and send for signature to the person, and any other mortgagor, a modification of agreement extending the term of the loan accordingly. The person and any other mortgagor must sign and return the modification of agreement to the mortgagee within 30 days of receipt of the agreement, or within 60 days of the person's separation from federal active duty if mobilization will occur less than 30 days from the date of the orders, and failure to do so disqualifies the person from the protections and benefits accorded under section 1 of this bill. The person requesting deferment is to inform the mortgagee of any modifications to the initial orders for federal active duty service.

The bill further provides that taxes, unless suspended pursuant to section 2 of this bill, and insurance will continue to be paid by the person to the escrow account, if applicable, and that the escrow portion of the person's monthly payment will not be deferred and remains due as provided by the loan agreement. While failure on behalf of the person to make the monthly payment to escrow would not create a delinquency, any escrow payments not made may be included in the annual escrow analysis, and the payment to escrow may be increased following return from federal active duty if a shortage exists in the escrow account. If incurred prior to the date of entry on active duty, late or delinquency charges, attorneys' and collection fees, and recording or filing fees will not increase during the period of deferment, and may not accrue as a result of the deferment. Moreover, interest may not be compounded, or charged on top of interest, as the result of deferment.

Finally, the bill provides that, upon receipt of an application and all required documentation for a suspension of payment of a tax bill for real and personal property by an eligible resident, the tax collector must notify the applicant and the mortgagee of the effective date of the suspension of the tax bill payment within 30 days. No tax lien may be issued against the real and personal property for which a suspension of payment is granted as the result of the suspension.

The bill is intended to work in conjunction with federal law, the Servicemembers Civil Relief Act of 2003.

ASSEMBLY MILITARY AND VETERANS' AFFAIRS  
COMMITTEE

STATEMENT TO

**ASSEMBLY, No. 766**

**STATE OF NEW JERSEY**

DATED: FEBRUARY 8, 2016

The Assembly Military and Veterans' Affairs Committee reports favorably Assembly, No. 766.

This bill will allow a State resident who is called to mobilization for federal active duty as a member of the National Guard or a Reserve Component of the Armed Forces of the United States to request for that period of mobilization a deferment of the payment of interest and principal on a mortgage loan that was secured by the person before entry into service on federal active duty. The deferment would remain in effect while that person remains in service on federal active duty for 60 days after the person's release from federal active duty.

Under the bill, the deferment will extend the term of the loan by the number of months of active duty service for which the person is receiving deferment, plus 60 days. In this way, the person's monthly principal and interest payments will not increase. Upon receipt of the request with the required information, the mortgagee will prepare and send for signature to the person, and any other mortgagor, a modification of agreement extending the term of the loan accordingly. The person and any other mortgagor must sign and return the modification of agreement to the mortgagee within 30 days of receipt of the agreement, or within 60 days of the person's separation from federal active duty if mobilization will occur less than 30 days from the date of the orders, and failure to do so disqualifies the person from the protections and benefits accorded under section 1 of this bill. The person requesting deferment is to inform the mortgagee of any modifications to the initial orders for federal active duty service.

The bill further provides that taxes, unless suspended pursuant to section 2 of this bill, and insurance will continue to be paid by the person to the escrow account, if applicable, and that the escrow portion of the person's monthly payment will not be deferred and remains due as provided by the loan agreement. While failure on behalf of the person to make the monthly payment to escrow would not create a delinquency, any escrow payments not made may be included in the annual escrow analysis, and the payment to escrow may be increased following return from federal active duty if a shortage exists in the escrow account. If incurred prior to the date of entry on active duty, late or delinquency charges, attorneys' and collection fees, and recording or filing fees will not increase during the period of deferment, and may not accrue as a

result of the deferment. Moreover, interest may not be compounded, or charged on top of interest, as the result of deferment.

Finally, the bill provides that, upon receipt of an application and all required documentation for a suspension of payment of a tax bill for real and personal property by an eligible resident, the tax collector must notify the applicant and the mortgagee of the effective date of the suspension of the tax bill payment within 30 days. No tax lien may be issued against the real and personal property for which a suspension of payment is granted as the result of the suspension.

The bill is intended to work in conjunction with federal law, the Servicemembers Civil Relief Act of 2003.

This bill was pre-filed for introduction in the 2016-2017 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.

# SENATE BUDGET AND APPROPRIATIONS COMMITTEE

## STATEMENT TO

[First Reprint]

**ASSEMBLY, No. 766**

# **STATE OF NEW JERSEY**

DATED: JUNE 6, 2016

The Senate Budget and Appropriations Committee reports favorably Assembly Bill No. 766 (1R).

This bill will allow a State resident who is called to mobilization for federal active duty as a member of the National Guard or a Reserve Component of the Armed Forces of the United States to request for that period of mobilization a deferment of the payment of interest on a mortgage loan that was secured by the person before entry into service on federal active duty. The deferment will remain in effect while that person remains in service on federal active duty and for 60 days after the person's release from federal active duty.

Under the bill, the deferment will extend the term of the mortgage loan by the number of months of active duty service for which the person is receiving deferment, plus 60 days. In this way, the person's monthly principal and interest payments will not increase. Upon receipt of the request with the required information, the mortgagee will prepare and send for signature to the person, and any other mortgagor, a modification of agreement extending the term of the loan accordingly. The person and any other mortgagor must sign and return the modification of agreement to the mortgagee within 30 days of receipt of the agreement, or within 60 days of the person's separation from federal active duty if mobilization will occur less than 30 days from the date of the orders, and failure to do so disqualifies the person from the protections and benefits accorded under section 1 of this bill. The person requesting deferment is to inform the mortgagee of any modifications to the initial orders for federal active duty service.

A recently enacted law that allows State residents who are members of the Armed Forces to defer payment of their property tax bill while deployed is amended in section 2 of the bill to include State residents who are mobilized for federal active duty as members of the National Guard or a Reserve Component of the Armed Forces. The bill also provides that upon receipt of an application for the deferment of payment and all required information, the tax collector is to send, within 30 calendar days, a letter to the resident notifying the resident of the effective date of the deferment, and that no tax lien may be

issued against the property for which the deferment is granted by reason of the deferment.

The bill is intended to work in conjunction with federal law, the Servicemembers Civil Relief Act of 2003.

As reported, this bill is identical to Senate Bill No. 1386 (1R), as also reported by the committee.

FISCAL IMPACT:

The Office of Legislative Services (OLS) in the Legislative Fiscal Estimate for this bill notes that the bill may have an indeterminate impact on State costs and may result in indeterminate increases in State and local revenues. The OLS does not have accurate information concerning the number of New Jersey residents, either currently or in the future, that are, or will be, serving in the National Guard or a Reserve Component of the Armed Forces of the United States and who would qualify for the proposed deferment of mortgage payments and property tax payments. The OLS does not have any way of determining the amount of mortgage principal and interest and property taxes that would be owed by these military personnel.



SENATE MILITARY AND VETERANS' AFFAIRS  
COMMITTEE

STATEMENT TO  
**ASSEMBLY, No. 766**

with committee amendments

**STATE OF NEW JERSEY**

DATED: MARCH 10, 2016

The Senate Military and Veterans' Affairs Committee reports favorably and with committee amendments Assembly Bill No. 766.

As amended, this bill will allow a State resident who is called to mobilization for federal active duty as a member of the National Guard or a Reserve Component of the Armed Forces of the United States to request for that period of mobilization a deferment of the payment of interest on a mortgage loan that was secured by the person before entry into service on federal active duty. The deferment would remain in effect while that person remains in service on federal active duty for 60 days after the person's release from federal active duty.

Under the bill, the deferment will extend the term of the loan by the number of months of active duty service for which the person is receiving deferment, plus 60 days. In this way, the person's monthly principal and interest payments will not increase. Upon receipt of the request with the required information, the mortgagee will prepare and send for signature to the person, and any other mortgagor, a modification of agreement extending the term of the loan accordingly. The person and any other mortgagor must sign and return the modification of agreement to the mortgagee within 30 days of receipt of the agreement, or within 60 days of the person's separation from federal active duty if mobilization will occur less than 30 days from the date of the orders, and failure to do so disqualifies the person from the protections and benefits accorded under section 1 of this bill. The person requesting deferment is to inform the mortgagee of any modifications to the initial orders for federal active duty service.

The committee replaced Section 2 of the bill with a recently enacted law and amended that law. The recently enacted law allows State residents who are members of the Armed Forces to defer payment of their property tax bill while deployed; the amendments would include in that law State residents who are mobilized for federal active duty as members of the National Guard or a Reserve Component of the Armed Forces.

The amendments also added to current law two provisions from this bill that provide that upon receipt of an application for the

deferment of payment and all required information, the tax collector is to send, within 30 calendar days, a letter to the resident notifying the resident of the effective date of the deferment, and that no tax lien may be issued against the property for which the deferment is granted pursuant to that law by reason of the deferment.

The bill is intended to work in conjunction with federal law, the Servicemembers Civil Relief Act of 2003.

As amended, this bill is identical to Senate Bill No. 1386 (1R) of the 2016-2017 session.

**LEGISLATIVE FISCAL ESTIMATE**  
**ASSEMBLY, No. 766**  
**STATE OF NEW JERSEY**  
**217th LEGISLATURE**

DATED: MARCH 1, 2016

**SUMMARY**

- Synopsis:** Allows certain National Guard and United States Reserve members on federal active duty to temporarily defer mortgage loan payments and suspend property tax payments.
- Type of Impact:** Increased cost to General Fund. Increase in State and local revenues.
- Agencies Affected:** New Jersey Housing and Mortgage Finance Agency; Division of Taxation; municipalities

**Office of Legislative Services Estimate**

<b>Fiscal Impact</b>	<b><u>Year 1</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>
<b>State Cost</b>	Indeterminate Costs – See comments below		
<b>State Revenue</b>	Indeterminate Potential Increase – See comments below		
<b>Local Revenue</b>	Indeterminate Potential Increase – See comments below		

- The Office of Legislative Services (OLS) notes that the enactment of Assembly Bill No. 766 would have an indeterminate impact on State costs and may result in an indeterminate increase in State and local revenues.
- If the New Jersey Housing and Mortgage Finance Agency (NJHMFA) receives insufficient mortgage payments for the purpose of servicing related mortgage revenue bonds, it will be required to use other funds to make scheduled mortgage payments. Any additional funds expended by the NJHMFA may be recovered as mortgagors (borrowers) become current in their payments or if their property is sold through the foreclosure process.
- It is possible that a mortgagor will receive a mortgage payment deferment but not a property tax deferment. If property taxes are not paid by a borrower who has received a mortgage deferment, then a municipality may collect additional revenues generated by the accrual of interest on unpaid property taxes and the sale of liens at tax sale.
- Because the municipal tax collector is required to remit, upon receipt of payment, any deferred property taxes to the State, the cost to the State is limited to the total amount of the two percent administrative reimbursement, offset by any delinquent interest paid to the State.

- The State would incur an up-front cost as it would be required to reimburse municipalities for the total amount of deferred property taxes. It would recover these costs over time as members of the National Guard and Reserve Component of the Armed Forces return from their deployments and pay their property taxes.

## **BILL DESCRIPTION**

Assembly Bill No. 766 of 2016 allows certain National Guard and United States Armed Forces Reserve members on federal active duty to temporarily defer mortgage loan payments and suspend property tax payments.

Section 1 of the bill allows a State resident who is called to mobilization for federal active duty as a member of the National Guard or a Reserve Component of the Armed Forces of the United States to request for that period of mobilization a deferment of the payment of interest and principal on a mortgage loan that was secured by the person before entry into service on federal active duty. The deferment would remain in effect while that person remains in service on federal active duty and for 60 days after the person's release from federal active duty. The deferment will extend the term of the loan by the number of months of active duty service for which the person is receiving a deferment, plus 60 days.

A mortgagor (borrower) must request a deferment from a mortgagee (lender). Upon receipt of the request with the required information, the mortgagee will prepare and send for signature to the person requesting the deferment, and any other mortgagor, a modification of the agreement extending the term of the loan. The mortgagors must sign and return the modification of agreement to the mortgagee within 30 days of receipt of the agreement, or within 60 days of the person's separation from federal active duty if mobilization will occur less than 30 days from the date of the issuance of military orders. Failure to do so disqualifies the person from the protections and benefits of the deferment. The bill requires the person requesting the deferment to inform the mortgagee of any modifications to the initial orders for federal active duty service.

The bill also provides that property taxes and insurance will continue to be paid to the escrow account and that the escrow portion of the mortgagor's monthly payment will not be deferred and remains due as provided by the loan agreement. Although the failure of the mortgagor to make monthly escrow payment would not create a delinquency, any escrow payments not made may be included in the annual escrow analysis, and the payment may be increased following return of the mortgagor from federal active duty if a shortage exists in the escrow account. If incurred prior to the date of entry on active duty, late or delinquency charges, attorneys' and collection fees, and recording or filing fees will not increase during the period of deferment, and may not accrue as a result of the deferment. Additionally, interest may not be compounded, or charged on top of interest, as the result of the deferment.

Section 2 of the bill provides for the suspension of payment of a tax bill for real and personal property by an eligible resident. A property taxpayer must submit an application and all required documentation to the tax collector of the municipality in which the property is located. Within 30 days of receipt of the application, the tax collector must notify the applicant and the mortgagee of the effective date of the suspension of property tax payments. No tax lien may be issued against the real and personal property for which a suspension of payment is granted as a result of the suspension.

## FISCAL ANALYSIS

### *EXECUTIVE BRANCH*

None received.

### *OFFICE OF LEGISLATIVE SERVICES*

When considered in its entirety, the enactment of Assembly Bill No. 766 would have an indeterminate impact on State costs and may result in an indeterminate increase in State and local revenues. The OLS does not have accurate information concerning the number of New Jersey residents, either currently or in the future, that are or will be serving in the National Guard or a Reserve Component of the Armed Forces of the United States and who would qualify for the proposed deferment of mortgage and property tax payments. Furthermore, the OLS does not have any way of determining the amount of mortgage principal and interest and property taxes that would be owed by these military personnel.

#### **Deferment of Mortgage Payments**

Allowing members of the National Guard or a Reserve Component of the Armed Forces to temporarily defer the mortgage payments will have no impact on local revenues and may result in a short-term increase in State costs. The bill provides that the mortgage payment deferment will not affect payments to or from escrow for property taxes. If the mortgagor makes the monthly escrow payments, there should be sufficient funds for the mortgagee to transmit quarterly property tax payments to the municipality. But it is possible for a mortgagor to receive a mortgage payment deferment and not receive a property tax deferment. If the mortgagor does not make the monthly escrow payments, the failure to pay property taxes would create a delinquency. Interest would accrue against the unpaid property taxes. If the delinquent property taxes are not paid before the eleventh day of the eleventh month of the calendar year, the property could be listed for tax sale. In these instances, a municipality may collect revenues in the form of interest on delinquent taxes and generated by the sale of tax liens.

During the period of deferment (the number of months of active duty service plus 60 days) mortgage loans issued by the NJHMFA will go unpaid. The NJHMFA projects are usually supported by mortgage revenue bonds. Mortgage revenue bonds are secured by mortgages and mortgage loan repayments on single-family homes. Either all, or a portion of, the principal and interest payments on a home mortgage is used to make payments to NJHMFA bondholders. If the mortgage payments are not sufficient to fully fund the amounts owed to bondholders, the NJHMFA would be required to use other moneys (such a surplus, funds designated for other programs, or funds held in a debt service reserve) to make scheduled bond payments. Any additional funds expended by the NJHMFA may be recovered as mortgagees become current in their payments or if their property is sold through the foreclosure process.

#### **Deferment of Property Tax Payments**

In a Fiscal Note for Senate Bill No. 1325 of 2014-2015, the Department of Military and Veterans Affairs (MAVA) indicated that approximately 1,000 New Jersey National Guard were scheduled to be deployed to Afghanistan, Albania, Germany, Kosovo, Kuwait, Qatar, and the area of responsibility covered by the United States Central Command (the Middle East and parts of Central and South Asia) during 2015. The MAVA also reported that the United States Department of Defense does not provide data on the deployment of members of the Armed

Forces living in New Jersey and the number of New Jersey service members who own property. The OLS notes that the identical counterpart to Senate Bill No. 1325, Assembly Bill No. 2935 of 2014-2015, which authorizes a property tax deferment for deployed military personnel, was signed into law and is now P.L.2015, c.277.

The information provided by MAVVA does permit the OLS to illustrate, but not forecast the potential State costs that would be incurred in 2016 if Assembly Bill No. 766 is enacted into law. As noted above, it was anticipated that 1,000 members of the New Jersey National Guard were to be deployed in 2015. The OLS estimates that the average residential property tax bill in 2016 will be \$8,518. Data compiled by the United States Bureau of the Census indicate that the homeownership rate in New Jersey in the fourth quarter of 2015 was 64.7 percent. Multiplying the estimated deployment number of 1,000 by the project homeownership rate of 64.7 percent yields a pool of 647 deployed homeowners that could be eligible to apply for a property tax deferment. To estimate the amount of additional State costs, the OLS multiplied the number of eligible deployed homeowners by the estimated average residential property tax bill ( $647 \times \$8,518 = \$5,511,146$ ). To determine the amount of the administrative fee, the estimated amount of deferred property taxes was multiplied by .02 ( $\$5,511,146 \times .02 = \$110,222.92$ ).

Because the municipal tax collector is required to remit, upon receipt of payment, any deferred property taxes and interest to the State, the cost to the State over several fiscal years is limited to the total amount of the two percent administrative fee, offset by any delinquent interest paid to the State. Thus, additional State costs for 2016 will total \$110,222.92, assuming no delinquent interest payments. The State would incur an up-front cost of \$5.5 million for the reimbursement of deferred property taxes. It would recover those costs over time in subsequent fiscal years as members of the New Jersey National Guard and Reserve Component of the Armed Forces return from their deployments and pay property taxes. This projection assumes that all eligible deployed homeowners will apply for a property tax deferment, that the length of their deployment for service on federal active duty in time of war will be approximately one year, and that the municipality will collect 100 percent of all deferred property taxes.

Finally, the enactment of Assembly Bill No. 766 could result in increased State revenues because municipalities are permitted to charge interest on any amount of deferred property taxes that is not paid following the first day after the conclusion of the grace period. The interest would accrue as of the date that the taxes were originally due, notwithstanding the deferment, and would be remitted to the State by the municipal tax collector.

*Section: Local Government*  
*Analyst: Scott A. Brodsky*  
*Senior Fiscal Analyst*  
*Approved: Frank W. Haines III*  
*Legislative Budget and Finance Officer*

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

# LEGISLATIVE FISCAL ESTIMATE

[First Reprint]

## ASSEMBLY, No. 766

### STATE OF NEW JERSEY 217th LEGISLATURE

DATED: MAY 25, 2016

#### SUMMARY

- Synopsis:** Allows certain National Guard and United States Reserve members to temporarily defer mortgage loan payments and property tax payments.
- Type of Impact:** Increased cost to General Fund. Increased State and local revenues.
- Agencies Affected:** New Jersey Housing and Mortgage Finance Agency; Division of Taxation; municipalities

#### Office of Legislative Services Estimate

<b>Fiscal Impact</b>	<b><u>Year 1</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>
<b>State Cost</b>	Indeterminate Costs – See comments below		
<b>State Revenue</b>	Indeterminate Potential Increase – See comments below		
<b>Local Revenue</b>	Indeterminate Potential Increase – See comments below		

- The Office of Legislative Services (OLS) notes that the enactment of Assembly Bill No. 766 (1R) would have an indeterminate impact on State costs and may result in an indeterminate increase in State and local revenues.
- If the New Jersey Housing and Mortgage Finance Agency (NJHMFA) receives insufficient mortgage payments for the purpose of servicing related mortgage revenue bonds, it will be required to use other funds to make scheduled mortgage bond payments. Any additional funds expended by the NJHMFA may be recovered as mortgagors (borrowers) become current in their payments or if their property is sold through the foreclosure process.
- It is possible that a mortgagor will receive a mortgage payment deferment but not a property tax deferment. If property taxes are not paid by a borrower who has received a mortgage deferment, then a municipality may collect additional revenues generated by the accrual of interest on unpaid property taxes and the sale of liens at tax sale.
- Because the municipal tax collector is required to remit, upon receipt of payment, any deferred property taxes to the State, the costs to the State is limited to the total amount of the two percent administrative reimbursement, offset by any delinquent interest paid to the State.

- The State would incur an up-front cost as it would be required to reimburse municipalities for the total amount of deferred property taxes. It would recover these costs over time as members of the National Guard and a Reserve Component of the Armed Forces return from their deployments and pay their property taxes.

## **BILL DESCRIPTION**

Assembly Bill No. 766 (1R) of 2016 allows a New Jersey resident who is called to mobilization for federal active duty as a member of the National Guard or a Reserve Component of the Armed Forces of the United States, for that period of mobilization, a deferment of the payment of interest on a mortgage loan that was obtained by the person before entry into service on federal active duty. The deferment would remain in effect while that person remains in service on federal active duty, and for 60 days after the person's release from federal active duty. The deferment extends the term of the loan by the number of months of active duty service for which the person is receiving a deferment, plus 60 days.

A mortgagor (borrower) must request a deferment from a mortgagee (lender). Upon receipt of the request with the required information, the mortgagee will prepare and send for signature to the person requesting the deferment, and any other mortgagor, a modification of the agreement extending the term of the loan. The mortgagors must sign and return the modification of agreement within 30 days of receipt of the agreement, or within 60 days of the person's separation from federal active duty if mobilization will occur less than 30 days from the date of the issuance of military orders. Failure to do so disqualifies the person from the protections and benefits of the deferment. The bill requires the person requesting the deferment to inform the mortgagee of any modifications to the initial orders for federal active duty service.

The bill also provides that property taxes and insurance will continue to be paid to the escrow account and that the escrow portion of the mortgagor's monthly payment will not be deferred and remains due as provided by the loan agreement. Although the failure of the mortgagor to make monthly loan escrow payments would not create a delinquency, any escrow payments not made may be included in the annual escrow analysis, and the payment may be increased following the return of the mortgagor from federal active duty if a shortage exists in the escrow account. If incurred prior to the date of entry on active duty, late or delinquency charges, attorneys' and collection fees, and recording filing fees will not increase during period of deferment, and may not accrue as a result of deferment. Additionally, interest may not be compounded, or charged on top of interest, as a result of the deferment.

The bill amends current law to extend eligibility for a property tax deferment, during periods of deployment, currently granted to State residents who are members of the United States Armed Forces, to State residents who are mobilized for federal active duty as members of the National Guard or a Reserve Component of the Armed Forces. The bill also provides that upon receipt of an application for the deferment of payment and all required information, the tax collector is to send, within 30 calendar days, a letter to the resident notifying the resident of the effective date of the deferment, and that no tax lien may be issued against the property for which the deferment is granted pursuant to that law by reason of the deferment.

This bill is intended to work in conjunction with federal law, the Servicemembers Civil Relief Act of 2003.



## FISCAL ANALYSIS

### *EXECUTIVE BRANCH*

None received.

### *OFFICE OF LEGISLATIVE SERVICES*

When considered in its entirety, the enactment of Assembly Bill No. 766 (1R) would have an indeterminate impact on State costs and may result in indeterminate increases in State and local revenues. The OLS does not have accurate information concerning the number of New Jersey residents, either currently or in the future, that are or will be serving in the National Guard or a Reserve Component of the Armed Forces of the United States and who would qualify for the proposed deferment of mortgage payments and property tax payments. The OLS does not have any way of determining the amount of mortgage principal and interest and property taxes that would be owed by these military personnel.

#### **Deferment of Mortgage Payments**

Allowing members of the National Guard or a Reserve Component of the Armed Forces to temporarily defer their mortgage payments will have no impact on local revenues and may result in a short-term increase in State costs. The bill provides that the mortgage payment deferment will affect payments to or from escrow for property taxes only if the service member receives a property tax deferment pursuant to P.L.2015, c.277. It is possible for a mortgagor to receive a mortgage payment deferment but not receive a property tax deferment. If the mortgagor makes the monthly escrow payments, there should be sufficient funds for the mortgagee to transmit quarterly property tax payments to the municipality. But if the mortgagor does not make the monthly escrow payments, the failure to pay property taxes would create a delinquency. Interest would accrue against the unpaid property taxes. If the delinquent property taxes are not paid before the eleventh day of the eleventh month of the calendar year, the property could be listed for tax sale. In these instances, a municipality may collect revenues in the form of interest on delinquent taxes and generated by the sale of tax liens.

During the period of deferment (the number of months of active duty service plus 60 days) mortgage loans issued by the NJHFA will go unpaid. NJHMFA projects are usually supported by mortgage revenue bonds. Mortgage revenue bonds are secured by mortgages and mortgage loan repayments on single-family homes. Either all, or a portion, of the principal and interest payments on a home mortgage is used to make payments to NJHMFA bondholders. If the mortgage payments are not sufficient to fully fund the amounts owed to bondholders, the NJHMFA would be required to use other moneys (such as surplus, funds designated for other programs, or funds held in a debt service reserve) to make scheduled bond payments. Any additional funds expended by the NJHMFA may be recovered as mortgagors become current in their payments or if their property is sold through the foreclosure process.

#### **Deferment of Property Tax Payments**

According to the New Jersey Department of Military and Veterans Affairs (MAVA), approximately 1,000 New Jersey National Guard members were scheduled to be deployed to Afghanistan, Albania, Germany, Kosovo, Kuwait, Qatar, and the area of responsibility covered by the United States Central Command (the Middle East and parts of Central and South Asia) during 2015. The MAVA also reported that the United States Department of Defense does not

provide data on the deployment of members of the Armed Forces living in New Jersey and the number of New Jersey service members who own property.

The information provided by MAVIA permits the OLS to illustrate, but not forecast, the potential State costs that would be incurred in 2016 if Assembly Bill No. 766 (1R) is enacted into law. As noted above, it was anticipated that 1,000 members of the New Jersey National Guard were to be deployed in 2015. The OLS estimates that the average residential property tax bill in 2016 will be \$8,518. Data compiled by the United States Bureau of the Census indicate that the homeownership rate in New Jersey for the first quarter of 2016 was 60.9 percent. Multiplying the estimated deployment number of 1,000 by the homeownership rate of 60.9 percent yields a pool of 609 deployed homeowners that could be eligible to apply for a property tax deferment. To estimate the amount of additional State costs, the OLS multiplied the number of eligible deployed homeowners by the estimated average residential property tax bill ( $609 \times \$8,518 = \$5,187,642$ ). To determine the amount of the administrative fee, the estimated amount of deferred property taxes was multiplied by .02 ( $\$5,187,642 \times .02 = \$103,569.24$ ).

Because the municipal tax collector is required to remit, upon receipt of payment, any deferred property taxes and interest to the State, the cost to the State over several fiscal years is limited to the total amount of the two percent administrative fee, offset by any delinquent interest paid to the State. Thus, additional State costs for 2016 will total \$103,569.24, assuming no delinquent interest payments to reduce that amount. The State would incur an up-front cost of \$5.2 million for the reimbursement of deferred property taxes. It would recover those costs over time in subsequent fiscal years as members of the New Jersey National Guard and Reserve Components of the Armed Forces return from their deployments and pay property taxes. This projection assumes that all eligible deployed homeowners will apply for a property tax deferment, that the length of their deployment for service on federal active duty in time of war will be approximately one year, and that the municipality will collect 100 percent of all deferred property taxes. The OLS notes that the due dates for the first two quarterly property tax payments for calendar year 2016 have already passed. New State costs for the current year may be less than projected.

Finally, the enactment of Assembly Bill No. 766 (1R) could result in increased State revenues because municipalities are permitted to charge interest on any amount of deferred property taxes that is not paid following the first day after the conclusion of the 60-day post-deployment grace period. The interest would accrue as of the date that the taxes were originally due, notwithstanding the deferment, and would be remitted to the State by the municipal tax collector.

*Section: Local Government*

*Analyst: Scott A. Brodsky  
Senior Fiscal Analyst*

*Approved: Frank W. Haines III  
Legislative Budget and Finance Officer*

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

**SENATE, No. 1386**

**STATE OF NEW JERSEY**  
**217th LEGISLATURE**

INTRODUCED FEBRUARY 11, 2016

**Sponsored by:**

**Senator NIA H. GILL**

**District 34 (Essex and Passaic)**

**SYNOPSIS**

Allows certain National Guard and United States Reserve members on federal active duty to temporarily defer mortgage loan payments and suspend property tax payments.

**CURRENT VERSION OF TEXT**

As introduced.



1 AN ACT concerning the payment of mortgage loans and of property  
2 taxes by certain persons in military service on federal active duty  
3 and supplementing P.L.1979, c.317 (C.38:23C-1 et seq.) and  
4 chapter 4 of Title 54 of the New Jersey Statutes.

5  
6 **BE IT ENACTED** by the Senate and General Assembly of the State  
7 of New Jersey:

8  
9 1. a. As used in this section:

10 “Mortgagee” means the holder of a mortgage loan that is a State  
11 chartered bank, savings bank, savings and loan association or credit  
12 union, any person required to be licensed under the provisions of the  
13 “New Jersey Residential Mortgage Lending Act,” sections 1 through  
14 39 of P.L.2009, c.53 (C.17:11C-51 et seq.), and any entity acting on  
15 behalf of the mortgagee named in the debt obligation including, but  
16 not limited to, servicers.

17 “Mortgagor” means a person who borrows money by mortgaging  
18 his property to the lender as security for a mortgage loan.

19 “Mortgage loan” means a loan made to a natural person or persons  
20 to whom credit is offered or extended primarily for personal, family or  
21 household purposes which is secured by a mortgage constituting a lien  
22 upon real property located in this State on which there is erected or to  
23 be erected a structure, which is the primary residence of the natural  
24 person or persons, containing one to six dwelling units, a portion of  
25 which structure may be used for nonresidential purposes, in the  
26 making of which the mortgagee relies primarily upon the value of the  
27 mortgaged property.

28 b. A person domiciled in this State who is mobilized for federal  
29 active duty as a member of the National Guard or a Reserve  
30 Component of the Armed Forces of the United States may, at the  
31 person’s discretion, secure, if a request is made during this period of  
32 federal active duty service, a deferment of the payment of interest and  
33 principal on a mortgage loan that was secured by the person, or the  
34 person and another person jointly, before the date on which the person  
35 enters federal active duty.

36 c. A person may make a request pursuant to subsection b. of this  
37 section by mailing a written request to the mortgagee that shall  
38 include: (1) a copy of the person’s military orders or a commanding  
39 officer letter on official letterhead from the person’s commanding  
40 officer including a contact telephone number and setting forth the  
41 beginning and ending dates of the person’s mobilization, or that, where  
42 applicable, the mobilization is ongoing, and (2) the name, address, and  
43 phone number of an individual who may be contacted regarding the  
44 mortgage loan while the person is in service on federal active duty.  
45 Upon receipt of the request with the required information, the  
46 mortgagee shall grant a deferment of the payment of interest and  
47 principal, effective as of the date of the person’s entry on active duty.  
48 The deferment shall remain in effect while that person remains in  
49 service on federal active duty, and shall expire 60 calendar days after

1 release or separation from federal active duty. Upon receipt of the  
2 request with the required information, the mortgagee shall prepare and  
3 send for signature to the person requesting the deferment, and any  
4 other mortgagor, a modification of agreement extending the term of  
5 the loan commensurate with the number of months of active duty  
6 service for which the person is receiving deferment, plus 60 calendar  
7 days. If the person and any other mortgagor does not sign and return  
8 the modification of agreement to the mortgagee within 30 calendar  
9 days of receipt thereof, the person shall not be entitled to the  
10 protections and benefits accorded under this section. If the person's  
11 mobilization begins less than 30 calendar days from the date of the  
12 issuance of the military orders, the person and any other mortgagor  
13 shall sign and return the modification of agreement to the mortgagee  
14 within 60 calendar days of the person's release or separation from  
15 federal active duty, and failure to do so shall result in the person being  
16 ineligible for the protections and benefits accorded under this section.  
17 The person requesting deferment shall inform the mortgagee of any  
18 modifications to the initial orders for federal active duty service.

19 d. Nothing contained in this section shall affect payments to or  
20 from escrow, as required by the loan agreement, for property taxes,  
21 special assessments, mortgage insurance, and hazard insurance, nor  
22 shall the person's monthly escrow payments following federal active  
23 duty service increase as a result of deferment, except commensurate  
24 with an increase in the amount for taxes or insurance premiums.  
25 Failure on behalf of the person to make the monthly payment to  
26 escrow shall not create a delinquency. Any payments to escrow not  
27 made may be included in the annual escrow analysis, and the payment  
28 to escrow following release from federal active duty may be increased  
29 if a shortage exists in the escrow account. Payments to or from escrow  
30 for taxes assessed against real and personal property solely owned by  
31 the resident, or with a spouse, shall be suspended if the person is  
32 granted a suspension pursuant to section 2 of P.L. , c. (C. )  
33 (pending before the Legislature as this bill).

34 e. The following charges, incurred prior to the date of entry on  
35 active duty, when imposed pursuant to law, shall not increase during  
36 the period of deferment, nor shall they accrue as a result of the  
37 deferment: late or delinquency charges; attorneys' and collection fees;  
38 and recording or filing fees. Interest shall not be compounded as a  
39 result of deferment, that is, interest shall not be charged on the  
40 deferred interest.

41  
42 2. a. A person domiciled in this State who is mobilized for  
43 federal active duty as a member of the National Guard or a Reserve  
44 Component of the Armed Forces shall be entitled to a suspension of  
45 payment of the amount of any tax bill for taxes assessed against real  
46 and personal property solely owned by the resident, or with a  
47 spouse, that becomes due while the resident is deployed for active  
48 service. The suspension shall commence on the tax due date, and  
49 shall end 90 calendar days after the person is released from

1 mobilization. The tax amount suspended shall be due and owing on  
2 the first day following the 90-day grace period, and shall be paid to  
3 the tax collector of the municipality in which the property is  
4 located. No interest shall be charged when the suspended property  
5 tax amount is paid in full within the 90-day grace period. When the  
6 property tax amount is not paid in full within the grace period,  
7 interest shall be charged on any unpaid amount at the rate it would  
8 have accrued since the original property tax due date.

9 b. No suspension of any tax amount assessed against real and  
10 personal property pursuant to this section shall be allowed except  
11 upon written application therefor, on a form prescribed by the  
12 Director of the Division of Taxation in the Department of the  
13 Treasury, and provided by the governing body of the municipality  
14 constituting the taxing district in which the application is to be  
15 filed. The application shall specify any documentation required to  
16 be submitted in order to ascertain that the applicant is qualified to  
17 receive the suspension of payment. The Director of the Division of  
18 Taxation in the Department of the Treasury shall promulgate any  
19 rules and regulations necessary to implement the provisions of this  
20 section.

21 c. A resident eligible for a suspension of any tax amount  
22 assessed against real and personal property pursuant to this section,  
23 or a person acting on behalf of the resident, shall file an application  
24 for suspension of payment with the tax collector of the municipality  
25 in which the property is located. The application shall be  
26 accompanied by any documentation required to be submitted  
27 pursuant to this section. Upon receipt of an application for the  
28 suspension of payment and all required documentation by an  
29 eligible resident, the tax collector shall, within 30 calendar days,  
30 send a letter to the resident and any mortgagee incident to the  
31 payment of such tax amount notifying each of the effective date of  
32 the suspension of payment of the tax bill.

33 d. The State shall annually pay to the tax collector of each  
34 municipality the total amount of property tax payment suspended  
35 pursuant to this section plus 2%, in the same manner as veteran's  
36 property tax deductions are reimbursed pursuant to section 5 of  
37 P.L.1997, c.30 (C.54:4-8.24). The tax collector of each  
38 municipality shall refund this amount to the State in installments  
39 upon collection of the suspended payments from the individual  
40 taxpayers along with any interest collected for payments made after  
41 the expiration of a taxpayer's grace period.

42 e. No tax lien may be issued against the real and personal  
43 property for which the suspension of payment of a tax bill is  
44 granted pursuant to this section as the result of such suspension.

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46 3. This act shall take effect immediately.

STATEMENT

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This bill allows a person domiciled in this State who is mobilized for federal active duty as a member of the National Guard or a Reserve Component of the Armed Forces of the United States to request for that period of service on federal active duty a deferment of the payment of interest and principal on a mortgage loan that was secured by the person before entry into service on federal active duty.

The deferment would remain in effect while that person remains in service on federal active duty and for 60 days after release therefrom. The deferment will extend the term of the loan by the number of months of active duty service for which the person is receiving deferment, plus 60 days. In this way, the person's monthly principal and interest payments will not increase. Upon receipt of the request with the required information, the mortgagee will prepare and send for signature to the person, and any other mortgagor, a modification of agreement extending the term of the loan accordingly. The person and any other mortgagor must sign and return the modification of agreement to the mortgagee within 30 days of receipt of the agreement, or within 60 days of the person's separation from federal active duty if mobilization will occur less than 30 days from the date of the orders, and failure to do so disqualifies the person from the protections and benefits accorded under section 1 of this bill. The person requesting deferment is to inform the mortgagee of any modifications to the initial orders for federal active duty service.

Taxes, unless suspended pursuant to section 2 of this bill, and insurance will continue to be paid by the person to the escrow account, if applicable, and that the escrow portion of the person's monthly payment will not be deferred and remains due as provided by the loan agreement. While failure on behalf of the person to make the monthly payment to escrow would not create a delinquency, any escrow payments not made may be included in the annual escrow analysis, and the payment to escrow may be increased following return from federal active duty if a shortage exists in the escrow account. If incurred prior to the date of entry on active duty, late or delinquency charges, attorneys' and collection fees, and recording or filing fees will not increase during the period of deferment, and may not accrue as a result of the deferment. Moreover, interest may not be compounded, or charged on top of interest, as the result of deferment.

Finally, upon receipt of an application and all required documentation for a suspension of payment of a tax bill for real and personal property by an eligible resident, the tax collector must notify the applicant and the mortgagee of the effective date of the suspension of the tax bill payment within 30 days. No tax lien may be issued against the real and personal property for which a suspension of payment is granted as the result of the suspension.

# SENATE BUDGET AND APPROPRIATIONS COMMITTEE

## STATEMENT TO

[First Reprint]

**SENATE, No. 1386**

# **STATE OF NEW JERSEY**

DATED: JUNE 6, 2016

The Senate Budget and Appropriations Committee reports favorably Senate Bill No. 1386 (1R).

This bill will allow a State resident who is called to mobilization for federal active duty as a member of the National Guard or a Reserve Component of the Armed Forces of the United States to request for that period of mobilization a deferment of the payment of interest on a mortgage loan that was secured by the person before entry into service on federal active duty. The deferment will remain in effect while that person remains in service on federal active duty and for 60 days after the person's release from federal active duty.

Under the bill, the deferment will extend the term of the mortgage loan by the number of months of active duty service for which the person is receiving deferment, plus 60 days. In this way, the person's monthly principal and interest payments will not increase. Upon receipt of the request with the required information, the mortgagee will prepare and send for signature to the person, and any other mortgagor, a modification of agreement extending the term of the loan accordingly. The person and any other mortgagor must sign and return the modification of agreement to the mortgagee within 30 days of receipt of the agreement, or within 60 days of the person's separation from federal active duty if mobilization will occur less than 30 days from the date of the orders, and failure to do so disqualifies the person from the protections and benefits accorded under section 1 of this bill. The person requesting deferment is to inform the mortgagee of any modifications to the initial orders for federal active duty service.

A recently enacted law that allows State residents who are members of the Armed Forces to defer payment of their property tax bill while deployed is amended in section 2 of the bill to include State residents who are mobilized for federal active duty as members of the National Guard or a Reserve Component of the Armed Forces. The bill also provides that upon receipt of an application for the deferment of payment and all required information, the tax collector is to send, within 30 calendar days, a letter to the resident notifying the resident of the effective date of the deferment, and that no tax lien may be



issued against the property for which the deferment is granted by reason of the deferment.

The bill is intended to work in conjunction with federal law, the Servicemembers Civil Relief Act of 2003.

As reported, this bill is identical to Assembly Bill No. 766 (1R), as also reported by the committee.

**FISCAL IMPACT:**

The Office of Legislative Services (OLS) in the Legislative Fiscal Estimate for this bill notes that the bill may have an indeterminate impact on State costs and may result in indeterminate increases in State and local revenues. The OLS does not have accurate information concerning the number of New Jersey residents, either currently or in the future, that are, or will be, serving in the National Guard or a Reserve Component of the Armed Forces of the United States and who would qualify for the proposed deferment of mortgage payments and property tax payments. The OLS does not have any way of determining the amount of mortgage principal and interest and property taxes that would be owed by these military personnel.

SENATE MILITARY AND VETERANS' AFFAIRS  
COMMITTEE

STATEMENT TO  
**SENATE, No. 1386**

with committee amendments

**STATE OF NEW JERSEY**

DATED: MARCH 10, 2016

The Senate Military and Veterans' Affairs Committee reports favorably and with committee amendments Senate Bill No. 1386.

As amended, this bill will allow a State resident who is called to mobilization for federal active duty as a member of the National Guard or a Reserve Component of the Armed Forces of the United States to request for that period of mobilization a deferment of the payment of interest on a mortgage loan that was secured by the person before entry into service on federal active duty. The deferment would remain in effect while that person remains in service on federal active duty for 60 days after the person's release from federal active duty

Under the bill, the deferment will extend the term of the loan by the number of months of active duty service for which the person is receiving deferment, plus 60 days. In this way, the person's monthly principal and interest payments will not increase. Upon receipt of the request with the required information, the mortgagee will prepare and send for signature to the person, and any other mortgagor, a modification of agreement extending the term of the loan accordingly. The person and any other mortgagor must sign and return the modification of agreement to the mortgagee within 30 days of receipt of the agreement, or within 60 days of the person's separation from federal active duty if mobilization will occur less than 30 days from the date of the orders, and failure to do so disqualifies the person from the protections and benefits accorded under section 1 of this bill. The person requesting deferment is to inform the mortgagee of any modifications to the initial orders for federal active duty service.

The committee replaced Section 2 of the bill with a recently enacted law and amended that law. The recently enacted law allows State residents who are members of the Armed Forces to defer payment of their property tax bill while deployed; the amendments would include in that law State residents who are mobilized for federal active duty as members of the National Guard or a Reserve Component of the Armed Forces.

The amendments also added to current law two provisions from this bill that provide that upon receipt of an application for the deferment of payment and all required information, the tax collector is to send, within 30 calendar days, a letter to the resident notifying the resident of the effective date of the deferment, and that no tax lien may be issued against the property for which the deferment is granted pursuant to that law by reason of the deferment.

The bill is intended to work in conjunction with federal law, the Servicemembers Civil Relief Act of 2003.

As amended, this bill is identical to Assembly Bill No. 766 (1R) of the 2016-2017 session.

# LEGISLATIVE FISCAL ESTIMATE

[First Reprint]

## SENATE, No. 1386 STATE OF NEW JERSEY 217th LEGISLATURE

DATED: MAY 25, 2016

### SUMMARY

- Synopsis:** Allows certain National Guard and United States Reserve members to temporarily defer mortgage loan payments and property tax payments.
- Type of Impact:** Increased cost to General Fund. Increased State and local revenue.
- Agencies Affected:** New Jersey Housing and Mortgage Finance Agency; Division of Taxation; municipalities

#### Office of Legislative Services Estimate

<b>Fiscal Impact</b>	<b><u>Year 1</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>
<b>State Cost</b>	Indeterminate Costs – See comments below		
<b>State Revenue</b>	Indeterminate Potential Increase – See comments below		
<b>Local Revenue</b>	Indeterminate Potential Increase – See comments below		

- The Office of Legislative Services (OLS) notes that the enactment of Senate Bill No. 1386 (1R) would have an indeterminate impact on State costs and may result in an indeterminate increase in State and local revenues.
- If the New Jersey Housing and Mortgage Finance Agency (NJHMFA) receives insufficient mortgage payments for the purpose of servicing related mortgage revenue bonds, it will be required to use other funds to make scheduled mortgage bond payments. Any additional funds expended by the NJHMFA may be recovered as mortgagors (borrowers) become current in their payments or if their property is sold through the foreclosure process.
- It is possible that a mortgagor will receive a mortgage payment deferment but not a property tax deferment. If property taxes are not paid by a borrower who has received a mortgage deferment, then a municipality may collect additional revenues generated by the accrual of interest on unpaid property taxes and the sale of liens at tax sale.
- Because the municipal tax collector is required to remit, upon receipt of payment, any deferred property taxes to the State, the costs to the State is limited to the total amount of the two percent administrative reimbursement, offset by any delinquent interest paid to the State.

- The State would incur an up-front cost as it would be required to reimburse municipalities for the total amount of deferred property taxes. It would recover these costs over time as members of the National Guard and a Reserve Component of the Armed Forces return from their deployments and pay their property taxes.

## **BILL DESCRIPTION**

Senate Bill No. 1386 (1R) of 2016 allows a New Jersey resident who is called to mobilization for federal active duty as a member of the National Guard or a Reserve Component of the Armed Forces of the United States, for that period of mobilization, a deferment of the payment of interest on a mortgage loan that was obtained by the person before entry into service on federal active duty. The deferment would remain in effect while that person remains in service on federal active duty and for 60 days after the person's release from federal active duty. The deferment extends the term of the loan by the number of months of active duty service for which the person is receiving a deferment, plus 60 days.

A mortgagor (borrower) must request a deferment from a mortgagee (lender). Upon receipt of the request with the required information, the mortgagee will prepare and send for signature to the person requesting the deferment, and any other mortgagor, a modification of the agreement extending the term of the loan. The mortgagors must sign and return the modification of agreement within 30 days of receipt of the agreement, or within 60 days of the person's separation from federal active duty if mobilization will occur less than 30 days from the date of the issuance of military orders. Failure to do so disqualifies the person from the protections and benefits of the deferment. The bill requires the person requesting the deferment to inform the mortgagee of any modifications to the initial orders for federal active duty service.

The bill also provides that property taxes and insurance will continue to be paid to the escrow account and that the escrow portion of the mortgagor's monthly payment will not be deferred and remains due as provided by the loan agreement. Although the failure of the mortgagor to make monthly loan escrow payments would not create a delinquency, any escrow payments not made may be included in the annual escrow analysis, and the payment may be increased following the return of the mortgagor from federal active duty if a shortage exists in the escrow account. If incurred prior to the date of entry on active duty, late or delinquency charges, attorneys' and collection fees, and recording filing fees will not increase during period of deferment, and may not accrue as a result of deferment. Additionally, interest may not be compounded, or charged on top of interest, as a result of the deferment.

The bill amends current law to extend eligibility for a property tax deferment, during periods of deployment, currently granted to State residents who are members of the United States Armed Forces, to State residents who are mobilized for federal active duty as members of the National Guard or a Reserve Component of the Armed Forces. The bill also provides that upon receipt of an application for the deferment of payment and all required information, the tax collector is to send, within 30 calendar days, a letter to the resident notifying the resident of the effective date of the deferment, and that no tax lien may be issued against the property for which the deferment is granted pursuant to that law by reason of the deferment.

This bill is intended to work in conjunction with federal law, the Servicemembers Civil Relief Act of 2003.

## FISCAL ANALYSIS

### *EXECUTIVE BRANCH*

None received.

### *OFFICE OF LEGISLATIVE SERVICES*

When considered in its entirety, the enactment of Senate Bill No. 1386 (1R) would have an indeterminate impact on State costs and may result in indeterminate increases in State and local revenues. The OLS does not have accurate information concerning the number of New Jersey residents, either currently or in the future, that are or will be serving in the National Guard or a Reserve Component of the Armed Forces of the United States and who would qualify for the proposed deferment of mortgage payments and property tax payments. The OLS does not have any way of determining the amount of mortgage principal and interest and property taxes that would be owed by these military personnel.

#### **Deferment of Mortgage Payments**

Allowing members of the National Guard or a Reserve Component of the Armed Forces to temporarily defer their mortgage payments will have no impact on local revenues and may result in a short-term increase in State costs. The bill provides that the mortgage payment deferment will affect payments to or from escrow for property taxes only if the service member receives a property tax deferment pursuant to P.L.2015, c.277. It is possible for a mortgagor to receive a mortgage payment deferment but not receive a property tax deferment. If the mortgagor makes the monthly escrow payments, there should be sufficient funds for the mortgagee to transmit quarterly property tax payments to the municipality. But if the mortgagor does not make the monthly escrow payments, the failure to pay property taxes would create a delinquency. Interest would accrue against the unpaid property taxes. If the delinquent property taxes are not paid before the eleventh day of the eleventh month of the calendar year, the property could be listed for tax sale. In these instances, a municipality may collect revenues in the form of interest on delinquent taxes and generated by the sale of tax liens.

During the period of deferment (the number of months of active duty service plus 60 days) mortgage loans issued by the NJHFA will go unpaid. NJHMFA projects are usually supported by mortgage revenue bonds. Mortgage revenue bonds are secured by mortgages and mortgage loan repayments on single-family homes. Either all, or a portion, of the principal and interest payments on a home mortgage is used to make payments to NJHMFA bondholders. If the mortgage payments are not sufficient to fully fund the amounts owed to bondholders, the NJHMFA would be required to use other moneys (such as surplus, funds designated for other programs, or funds held in a debt service reserve) to make scheduled bond payments. Any additional funds expended by the NJHMFA may be recovered as mortgagors become current in their payments or if their property is sold through the foreclosure process.

#### **Deferment of Property Tax Payments**

According to the New Jersey Department of Military and Veterans Affairs (MAVA), approximately 1,000 New Jersey National Guard members were scheduled to be deployed to Afghanistan, Albania, Germany, Kosovo, Kuwait, Qatar, and the area of responsibility covered by the United States Central Command (the Middle East and parts of Central and South Asia) during 2015. The MAVA also reported that the United States Department of Defense does not

provide data on the deployment of members of the Armed Forces living in New Jersey and the number of New Jersey service members who own property.

The information provided by MAVIA permits the OLS to illustrate, but not forecast, the potential State costs that would be incurred in 2016 if Senate Bill No. 1386 (1R) is enacted into law. As noted above, it was anticipated that 1,000 members of the New Jersey National Guard were to be deployed in 2015. The OLS estimates that the average residential property tax bill in 2016 will be \$8,518. Data compiled by the United States Bureau of the Census indicate that the homeownership rate in New Jersey for the first quarter of 2016 was 60.9 percent. Multiplying the estimated deployment number of 1,000 by the homeownership rate of 60.9 percent yields a pool of 609 deployed homeowners that could be eligible to apply for a property tax deferment. To estimate the amount of additional State costs, the OLS multiplied the number of eligible deployed homeowners by the estimated average residential property tax bill ( $609 \times \$8,518 = \$5,187,642$ ). To determine the amount of the administrative fee, the estimated amount of deferred property taxes was multiplied by .02 ( $\$5,187,642 \times .02 = \$103,569.24$ ).

Because the municipal tax collector is required to remit upon receipt of payment, any deferred property taxes and interest to the State, the cost to the State over several fiscal years is limited to the total amount of the two percent administrative fee, offset by any delinquent interest paid to the State. Thus, additional State costs for 2016 will total \$103,569.24, assuming no delinquent interest payments to reduce that amount. The State would incur an up-front cost of \$5.2 million for the reimbursement of deferred property taxes. It would recover those costs over time in subsequent fiscal years as members of the New Jersey National Guard and Reserve Component of the Armed Forces return from their deployments and pay property taxes. This projection assumes that all eligible deployed homeowners will apply for a property tax deferment, that the length of their deployment for service on federal active duty in time of war will be approximately one year, and that the municipality will collect 100 percent of all deferred property taxes. The OLS notes that the due dates for the first two quarterly property tax payments for calendar year 2016 have already passed. New State costs for the current year may be less than projected.

Finally, the enactment of Senate Bill No. 1386 (1R) could result in increased State revenues because municipalities are permitted to charge interest on any amount of deferred property taxes that is not paid following the first day after the conclusion of the 60-day post deployment grace period. The interest would accrue as of the date that the taxes were originally due, notwithstanding the deferment, and would be remitted to the State by the municipal tax collector.

*Section: Local Government*  
*Analyst: Scott A. Brodsky*  
*Senior Fiscal Analyst*  
*Approved: Frank W. Haines III*  
*Legislative Budget and Finance Officer*

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

## Governor Chris Christie Takes Action On Pending Legislation

Monday, November 14, 2016 Tags: [Bill Action](#)

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**Trenton, NJ** – Governor Chris Christie announced that he has taken action on the following legislation:

### BILL SIGNINGS:

**SCS for S-1967, 1749/A-3707 (Cardinale, Scutari, Gordon/Eustace, Mukherji, Holley)** - Authorizes current and retired administrative law judges to solemnize marriages and civil unions

**S-2004/A-3606 (Beach, Madden/Eustace, DeAngelo, Webber, Mukherji, Downey, Space)** - Requires DOLWD to permit veterans and other groups to apply for UI benefits online

**A-766/S-1386 (Andrzejczak, Mazzeo, Lampitt, Wimberly, Pintor Marin, Downey/Gill, Greenstein)** - Allows certain National Guard and United States Reserve members to temporarily defer mortgage loan payments and property tax payments

**AS for A-3401/SCS for S-2136 (Greenwald, Downey, Phoebus, Space/Oroho, Sarlo)**- Concerns electronic medical bills for workers' compensation claims

### BILL VETOED

**S-2160/A-3819 (Vitale, Sweeney/Quijano, DeAngelo, Giblin, Benson, Zwicker, Danielsens, Houghtaling, Sumter)** – **CONDITIONAL** - Concerns unemployment compensation and labor disputes

**Press Contact:**  
Brian Murray  
609-777-2600

