



**FLOOR AMENDMENT STATEMENT:**

No

**LEGISLATIVE FISCAL ESTIMATE:**

Yes 6/5/2017  
1/11/2018

**VETO MESSAGE:**

No

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

No

**FOLLOWING WERE PRINTED:**

To check for circulating copies, contact New Jersey State Government  
Publications at the State Library (609) 278-2640 ext.103 or <mailto:refdesk@njstatelib.org>

**REPORTS:**

No

**HEARINGS:**

No

**NEWSPAPER ARTICLES:**

No

RH/CL

P.L. 2017, CHAPTER 306, *approved January 16, 2018*  
Senate Committee Substitute (*First Reprint*) for  
Senate, No. 2836

1 AN ACT concerning real property assessment practices and  
2 amending and supplementing various parts of the statutory law.

3  
4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:

6  
7 1. Section 19 of P.L.1979, c.499 (C.54:3-5.1) is amended to read  
8 as follows:

9 19. a. The president of each county board of taxation shall  
10 annually on or before August 15 report to the Director of the  
11 Division of Taxation in the Department of the Treasury, except that  
12 the president of a county board of taxation participating in the  
13 demonstration program established in section 4 of P.L.2013,  
14 c.15 (C.54:1-104) and the president of a county board of taxation in  
15 a county operating under the “Property Tax Assessment Reform  
16 Act,” P.L.2009, c.118 (C.54:1-86 et seq.) shall make this required  
17 report to the director annually on or before June 1. Such report  
18 shall be in such form as shall be prescribed by the director and shall  
19 contain such information and statistics as may be appropriate to  
20 demonstrate for the immediately preceding 3-month period during  
21 which tax appeals were heard by the county board: the total number  
22 of appeals filed with the county board; the disposition of the various  
23 appeals disposed of during that period; the character of appeals filed  
24 with regard to the classification of properties appealed; the total  
25 amount of assessments involved in those appeals; the number of  
26 appeals filed in each filing fee category during that period; and, the  
27 total amount of reductions and increases of assessed valuation  
28 granted by the board during that period.

29 b. The Director of the Division of Taxation shall annually  
30 review the reports required under subsection a. of this section, and  
31 shall include a summary of the information contained therein in the  
32 division's annual report.  
33 (cf: P.L.2013, c.15, s.6)

34

35 2. R.S.54:3-17 is amended to read as follows:

36 54:3-17. Each county tax administrator shall annually ascertain  
37 and determine, according to his best knowledge and information,

**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 floor amendments adopted June 19, 2017.

1 the general ratio or percentage of true value at which the real  
2 property of each taxing district is in fact assessed according to the  
3 tax lists laid before the board. On or before March 1 of each year,  
4 or on or before May 15 in the case of a county board of taxation  
5 participating in the demonstration program established in section 4  
6 of P.L.2013, c.15 (C.54:1-104), the county tax administrator, and  
7 the county assessor in a county operating under the "Property Tax  
8 Assessment Reform Act," P.L.2009, c.118 (C.54:1-86 et seq.) shall  
9 prepare and submit to the county board an equalization table  
10 showing, for each district, the following items:

11 (a) The percentage level established pursuant to law for  
12 expressing the taxable value of real property in the county;

13 (b) The aggregate assessed value of the real property, exclusive  
14 of class II railroad property;

15 (c) The ratio of aggregate assessed to aggregate true value of the  
16 real property, exclusive of class II railroad property;

17 (d) The aggregate true value of the real property, exclusive of  
18 class II railroad property;

19 (e) The amount by which the valuation in item (b) should be  
20 increased or decreased in order to correspond to item (d);

21 (f) The aggregate assessed value of machinery implements and  
22 equipment and all other personal property used in business;

23 (g) The aggregate true value of machinery, implements and  
24 equipment and all other personal property used in business;

25 (h) The aggregate equalized valuation of machinery, implements  
26 and equipment and all other personal property used in business,  
27 computed by multiplying the aggregate true value thereof by the  
28 lower of (1) that percentage level established pursuant to law for  
29 expressing the taxable value of real property in the county, or (2)  
30 the average ratio of assessed to true value of real property as  
31 promulgated by the director on October 1 of the pretax year,  
32 pursuant to chapter 86, laws of 1954, for State school aid purposes,  
33 as the same may have been modified by the Tax Court;

34 (i) The amount by which the valuation in item (f) should be  
35 increased or decreased in order to correspond to item (h).

36 A copy of the table shall be mailed to the assessor of each  
37 district, and to the Division of Taxation, and be posted at the  
38 courthouse, not later than March 1, or not later than May 15 in the  
39 case of a county board of taxation participating in the demonstration  
40 program established in section 4 of P.L.2013, c.15 (C.54:1-104) and  
41 a county operating under the "Property Tax Assessment Reform  
42 Act," P.L.2009, c.118 (C.54:1-86 et seq.).

43 (cf: P.L.2013, c.15, s.7)

44

45 3. R.S.54:3-18 is amended to read as follows:

46 54:3-18. The county board of taxation in each county shall meet  
47 annually for the purpose of reviewing the equalization table

1 prepared pursuant to R.S.54:3-17 with respect to the several taxing  
2 districts of the county. At the meeting a hearing shall be given to  
3 the assessors and representatives of the governing bodies of the  
4 various taxing districts for the purpose of determining the accuracy  
5 of the ratios and valuations of property as shown in the equalization  
6 table, and the board shall confirm or revise the table in accordance  
7 with the facts. The hearings may be adjourned from time to time  
8 but the equalization shall be completed before March 10, or not  
9 later than May 25 in the case of a county board of taxation  
10 participating in the demonstration program established in section 4  
11 of P.L.2013, c.15 (C.54:1-104) and a county board of taxation of a  
12 county operating under the "Property Tax Assessment Reform Act,"  
13 P.L.2009, c.118 (C.54:1-86 et seq.). At the first hearing any taxing  
14 district may object to the ratio or valuation fixed for any other  
15 district, but no increase in any valuation as shown in the table shall  
16 be made by the board without giving a hearing, after 3 days' notice,  
17 to the governing body and assessor of the taxing district affected.  
18 (cf: P.L.2013, c.15, s.8)

19

20 4. R.S.54:3-21 is amended to read as follows:

21 54:3-21. a. (1) Except as provided in subsection b. of this  
22 section a taxpayer feeling aggrieved by the assessed valuation of the  
23 taxpayer's property, or feeling discriminated against by the assessed  
24 valuation of other property in the county, or a taxing district which  
25 may feel discriminated against by the assessed valuation of property  
26 in the taxing district, or by the assessed valuation of property in  
27 another taxing district in the county, may on or before April 1, or 45  
28 days from the date the bulk mailing of notification of assessment is  
29 completed in the taxing district, whichever is later, appeal to the  
30 county board of taxation by filing with it a petition of appeal;  
31 provided, however, that any such taxpayer or taxing district may on  
32 or before April 1, or 45 days from the date the bulk mailing of  
33 notification of assessment is completed in the taxing district,  
34 whichever is later, file a complaint directly with the Tax Court, if  
35 the assessed valuation of the property subject to the appeal exceeds  
36 \$1,000,000. In a taxing district where a municipal-wide revaluation  
37 or municipal-wide reassessment has been implemented, a taxpayer  
38 or a taxing district may appeal before or on May 1 to the county  
39 board of taxation by filing with it a petition of appeal or, if the  
40 assessed valuation of the property subject to the appeal exceeds  
41 \$1,000,000, by filing a complaint directly with the State Tax Court.  
42 Within ten days of the completion of the bulk mailing of  
43 notification of assessment, the assessor of the taxing district shall  
44 file with the county board of taxation a certification setting forth the  
45 date on which the bulk mailing was completed. If a county board of  
46 taxation completes the bulk mailing of notification of assessment,  
47 the tax administrator of the county board of taxation shall within ten

1 days of the completion of the bulk mailing prepare and keep on file  
2 a certification setting forth the date on which the bulk mailing was  
3 completed. A taxpayer shall have 45 days to file an appeal upon the  
4 issuance of a notification of a change in assessment. An appeal to  
5 the Tax Court by one party in a case in which the Tax Court has  
6 jurisdiction shall establish jurisdiction over the entire matter in the  
7 Tax Court. All appeals to the Tax Court hereunder shall be in  
8 accordance with the provisions of the State Uniform Tax Procedure  
9 Law, R.S.54:48-1 et seq.

10 If a petition of appeal or a complaint is filed on April 1 or during  
11 the 19 days next preceding April 1, a taxpayer or a taxing district  
12 shall have 20 days from the date of service of the petition or  
13 complaint to file a cross-petition of appeal with a county board of  
14 taxation or a counterclaim with the Tax Court, as appropriate.

15 (2) With respect to property located in a county participating in  
16 the demonstration program established in section 4 of P.L.2013,  
17 c.15 (C.54:1-104) or a property located in a county operating under  
18 the "Property Tax Assessment Reform Act," P.L.2009, c.118  
19 (C.54:1-86 et seq.), and except as provided in subsection b. of this  
20 section, a taxpayer feeling aggrieved by the assessed valuation of  
21 the taxpayer's property, or feeling discriminated against by the  
22 assessed valuation of other property in the county, or a taxing  
23 district which may feel discriminated against by the assessed  
24 valuation of property in the taxing district, or by the assessed  
25 valuation of property in another taxing district in the county, may  
26 on or before January 15, or 45 days from the date the bulk mailing  
27 of notification of assessment is completed in the taxing district,  
28 whichever date is later, appeal to the county board of taxation by  
29 filing with it a petition of appeal; provided, however, that any such  
30 taxpayer, or taxing district, may on or before April 1, or 45 days  
31 from the date the bulk mailing of notification of assessment is  
32 completed in the taxing district, whichever date is later, file a  
33 complaint directly with the Tax Court, if the assessed valuation of  
34 the property subject to the appeal exceeds \$1,000,000.

35 If a petition of appeal is filed on January 15 or during the 19  
36 days next preceding January 15, or a complaint is filed with the Tax  
37 Court on April 1 or during the 19 days next preceding April 1, a  
38 taxpayer or a taxing district shall have 20 days from the date of  
39 service of the petition or complaint to file a cross-petition of appeal  
40 with a county board of taxation or a counterclaim with the Tax  
41 Court, as appropriate.

42 Within 10 days of the completion of the bulk mailing of  
43 notification of assessment, the assessor of the taxing district shall  
44 file with the county board of taxation a certification setting forth the  
45 date on which the bulk mailing was completed. If a county board of  
46 taxation completes the bulk mailing of notification of assessment,  
47 the tax administrator of the county board of taxation shall within 10

1 days of the completion of the bulk mailing prepare and keep on file  
2 a certification setting forth the date on which the bulk mailing was  
3 completed. A taxpayer shall have 45 days to file an appeal upon the  
4 issuance of a notification of a change in assessment. An appeal to  
5 the Tax Court by one party in a case in which the Tax Court has  
6 jurisdiction shall establish jurisdiction over the entire matter in the  
7 Tax Court. All appeals to the Tax Court hereunder shall be in  
8 accordance with the provisions of the State Uniform Tax Procedure  
9 Law, R.S.54:48-1 et seq.

10 b. No taxpayer or taxing district shall be entitled to appeal either  
11 an assessment or an exemption or both that is based on a financial  
12 agreement subject to the provisions of the "Long Term Tax  
13 Exemption Law" under the appeals process set forth in subsection a.  
14 of this section.

15 (cf: P.L.2013, c.15, s.9)

16

17 5. Section 18 of P.L.1979, c.499 (C.54:3-21.3a) is amended to  
18 read as follows:

19 18. All revenues received by the county from fees, either  
20 established or increased pursuant to this amendatory and  
21 supplementary act, shall be used exclusively for the purposes of  
22 modernizing the record-retention capabilities of the county board of  
23 taxation, for defraying the costs incurred by the county board of  
24 taxation in recording and transcribing appeal proceedings, setting  
25 forth memorandums of judgment and in providing copies thereof,  
26 for paying any salary required to be paid by the county which is  
27 increased pursuant to this amendatory and supplementary act, and to  
28 effectuate the provisions of the real property assessment  
29 demonstration program established by section 4 of P.L.2013, c.15  
30 (C.54:1-104).

31 In addition to these purposes, a county operating under the "Real  
32 Property Assessment Demonstration Program," P.L.2013, c.15  
33 (54:1-101 et seq.) or the "Property Tax Assessment Reform Act,"  
34 P.L.2009, c.118 (C.54:1-86 et seq.) also shall be able to use these  
35 fee moneys for costs of software and hardware necessary for  
36 computer-assisted mass appraisal of real property, and paying for  
37 all costs related to the maintenance of tax maps.

38 (cf: P.L.2013, c.15, s.10)

39

40 6. R.S.54:4-35 is amended to read as follows:

41 54:4-35. a. Except as provided in subsection b. of this section,  
42 the assessor shall determine his taxable valuations of real property  
43 as of October 1 in each year and shall complete the preparation of  
44 his assessment list by January 10 following, on which date he shall  
45 attend before the county board of taxation and file with the board  
46 his complete assessment list, and a true copy thereof, to be called  
47 the assessor's duplicate. Such list and duplicate shall include the

1 assessments of personal property reported or determined pursuant to  
2 this chapter. They shall be properly made up in such manner and  
3 form required by the Director of the Division of Taxation pursuant  
4 to R.S.54:4-26, to be examined, revised and corrected by the board  
5 as provided by law.

6 b. In the case of a municipality located in a county where the  
7 county board of taxation is participating in the demonstration  
8 program established in section 4 of P.L.2013, c.15 (C.54:1-104) and  
9 in the case of a county operating under the "Property Tax  
10 Assessment Reform Act," P.L.2009, c.118 (C.54:1-86 et seq.), the  
11 assessor shall determine the taxable valuations of real property as of  
12 October 1 in each year and shall complete the preparation of the  
13 preliminary assessment list by November 1, and the assessor shall  
14 appear on that date before the county board of taxation and shall file  
15 with the board a hard copy of the complete preliminary assessment  
16 list, or shall certify to the board, on forms promulgated by the  
17 Director of the Division of Taxation in the Department of the  
18 Treasury, that the electronic file within the county's MOD-IV tax  
19 system is his complete preliminary assessment list.

20 After all of the assessment appeals filed with the county tax  
21 board have been decided, the assessor shall complete the  
22 preparation of the final assessment list by May 5, on which date the  
23 assessor shall appear before the county board of taxation and shall  
24 file with the board his completed final assessment list, and a true  
25 copy of the final assessment list, which true copy shall be the  
26 assessor's duplicate. The final assessment and the assessor's  
27 duplicate shall include the assessments of personal property  
28 reported or determined pursuant to the requirements of chapter 4 of  
29 Title 54 of the Revised Statutes, in such manner and form as shall  
30 be required by the director pursuant to R.S.54:4-26, and shall be  
31 examined, revised and corrected by the board as provided by law.  
32 (cf: P.L.2013, c.15, s.13)

33

34 7. R.S.54:4-38 is amended to read as follows:

35 54:4-38. a. Except as provided in subsection b. of this section,  
36 every assessor, at least ten days before filing the complete  
37 assessment list and duplicate with the county board of taxation, and  
38 before annexing thereto his affidavit as required in section 54:4-36  
39 of this title, shall notify each taxpayer of the current assessment and  
40 preceding year's taxes and give public notice by advertisement in at  
41 least one newspaper circulating within his taxing district of a time  
42 and place when and where the assessment list may be inspected by  
43 any taxpayer for the purpose of enabling the taxpayer to ascertain  
44 what assessments have been made against him or his property and  
45 to confer informally with the assessor as to the correctness of the  
46 assessments, so that any errors may be corrected before the filing of  
47 the assessment list and duplicate. Thereafter, the assessor shall



1 notify each taxpayer by mail within 30 days of any change to the  
2 assessment. This notification of change of assessment shall contain  
3 the prior assessment and the current assessment. Any notice issued  
4 by the assessor shall contain information instructing taxpayers on  
5 how to appeal their assessment along with the deadline to file an  
6 appeal, printed in boldface type.

7 b. In the case of a municipality located in a county where the  
8 county board of taxation is participating in the demonstration  
9 program established in section 4 of P.L.2013, c.15 (C.54:1-104) and  
10 in the case of a county operating under the "Property Tax  
11 Assessment Reform Act," P.L.2009, c.118 (C.54:1-86 et seq.),  
12 every assessor, before filing the preliminary assessment list with the  
13 county board of taxation pursuant to subsection b. of R.S.54:4-35,  
14 shall **[notify each taxpayer]** <sup>1</sup>**[provide public notice]** notify each  
15 taxpayer<sup>1</sup> of the preliminary assessment and preceding year's taxes  
16 <sup>1</sup>**[pursuant to subsection c. of this section]**<sup>1</sup> and give public notice  
17 by advertisement in at least one newspaper circulating within his  
18 taxing district of a time and place when and where the assessment  
19 list may be inspected by any taxpayer for the purpose of enabling  
20 the taxpayer to ascertain what assessments have been made against  
21 the taxpayer or the taxpayer's property.

22 <sup>1</sup>**[c. In the case of a municipality located in a county where the**  
23 **county board of taxation is participating in the demonstration**  
24 **program established in section 4 of P.L.2013, c.15 (C.54:1-104) and**  
25 **in the case of a county operating under the "Property Tax**  
26 **Assessment Reform Act," P.L.2009, c.118 (C.54:1-86 et seq.), the**  
27 **public notice of the preliminary assessment and preceding year's**  
28 **taxes required in subsection b. of this section may be accomplished**  
29 **by the assessor providing the information on the municipality's**  
30 **Internet website, for all municipal property taxpayers, if such a**  
31 **website exists, or the county's Internet website, if one exists, in the**  
32 **case of a county operating under the "Property Tax Assessment**  
33 **Reform Act," P.L.2009, c.118 (C.54:1-86 et seq.). If such a website**  
34 **does not exist, or if a property taxpayer makes a written request to**  
35 **the assessor, the assessor shall provide the notice by mail.]**<sup>1</sup>

36 (cf: P.L.2017, c.16, s.2)

37

38 8. Section 32 of P.L.1991, c.75 (C.54:4-38.1) is amended to read  
39 as follows:

40 32. a. Except as provided in subsection b. of this section, every  
41 assessor, prior to February 1, shall notify by mail each taxpayer of  
42 the current assessment and preceding year's taxes. Thereafter, the  
43 assessor or county board of taxation shall notify each taxpayer by  
44 mail within 30 days of any change to the assessment. This  
45 notification of change of assessment shall contain the prior  
46 assessment and the current assessment. The director shall establish  
47 the form of notice of assessment and change of assessment. Any

1 notice issued by the assessor or county board of taxation shall  
2 contain information instructing taxpayers on how to appeal their  
3 assessment along with the deadline to file an appeal, printed in  
4 boldface type.

5 b. In the case of a municipality located in a county where the  
6 county board of taxation is participating in the demonstration  
7 program established in section 4 of P.L.2013, c.15 (C.54:1-104) and  
8 in the case of a county operating under the “Property Tax  
9 Assessment Reform Act,” P.L.2009, c.118 (C.54:1-86 et seq.),  
10 every assessor, on or before November 15 of the pretax year, shall  
11 **notify by mail each taxpayer** <sup>1</sup>**provide public notice** notify by  
12 mail each taxpayer<sup>1</sup> of the preliminary assessment and preceding  
13 year's taxes <sup>1</sup>pursuant to the provision of subsection d. of this  
14 section<sup>1</sup>. Thereafter, the assessor or county board of taxation shall  
15 notify each taxpayer by mail within 30 days of any change to the  
16 assessment which has occurred as the result of a municipal-wide  
17 revaluation or reassessment of real property within the  
18 municipality. This notification of change of assessment shall  
19 contain the prior assessment and the current assessment. The  
20 director shall establish the form of notice of assessment and change  
21 of assessment. Any notice issued by the assessor or county board of  
22 taxation shall contain information instructing taxpayers on how to  
23 appeal their assessment along with the deadline to file an appeal,  
24 printed in boldface type.

25 c. The county board of taxation of the demonstration county  
26 shall make the preliminary data electronically accessible to the  
27 public by posting the data in searchable form on the county's  
28 website not later than 15 business days after the submission of the  
29 preliminary data.

30 <sup>1</sup>d. In the case of a municipality located in a county where the  
31 county board of taxation is participating in the demonstration  
32 program established in section 4 of P.L.2013, c.15 (C.54:1-104) and  
33 in the case of a county operating under the “Property Tax  
34 Assessment Reform Act,” P.L.2009, c.118 (C.54:1-86 et seq.), the  
35 public notice of the preliminary assessment and preceding year’s  
36 taxes preliminary assessment and preceding year’s taxes required in  
37 subsection b. of this section may be accomplished by the assessor  
38 providing the information on the municipality’s Internet website for  
39 all municipal property taxpayers, if such a website exists, or the  
40 county’s Internet website, if one exists, in the case of a county  
41 operating under the “Property Tax Assessment Reform Act,”  
42 P.L.2009, c.118 (C.54:1-86 et seq.). If such a website does not  
43 exist, or if a property taxpayer makes a written request to the  
44 assessor, the assessor shall provide the notice by mail.<sup>1</sup>

45 (cf: P.L.2017, c.16, s.1)

- 1       9. R.S.54:4-52 is amended to read as follows:  
2       54:4-52. The county board of taxation shall, on or before May  
3 20, or on or before May 31 in the case of a county board of taxation  
4 participating in the demonstration program established in section 4  
5 of P.L.2013, c.15 (C.54:1-104) and a county board of taxation in a  
6 county operating under the “Property Tax Assessment Reform Act,”  
7 P.L.2009, c.118 (C.54:1-86 et seq.), fill out a table of aggregates  
8 copied from the duplicates of the several assessors and the  
9 certifications of the Director of the Division of Taxation relating to  
10 second-class railroad property, and enumerating the following  
11 items:
- 12       (1) The total number of acres and lots assessed;
  - 13       (2) The value of the land assessed;
  - 14       (3) The value of the improvements thereon assessed;
  - 15       (4) The total value of the land and improvements assessed,  
16 including:
    - 17       a. Second-class railroad property;
    - 18       b. All other real property.
  - 19       (5) The value of the personal property assessed, stating in  
20 separate columns:
    - 21       a. Value of household goods and chattels assessed;
    - 22       b. Value of farm stock and machinery assessed;
    - 23       c. Value of stocks in trade, materials used in manufacture and  
24 other personal property assessed under section 54:4-11;
    - 25       d. Value of all other tangible personal property used in  
26 business assessed.
  - 27       (6) Deductions allowed, stated in separate columns:
    - 28       a. Household goods and other exemptions under the provisions  
29 of section 54:4-3.16 of this Title;
    - 30       b. Property exempted under section 54:4-3.12 of this Title.
  - 31       (7) The net valuation taxable;
  - 32       (8) Amounts deducted under the provisions of sections 54:4-49  
33 and 54:4-53 of this Title or any other similar law (adjustments  
34 resulting from prior appeals);
  - 35       (9) Amounts added under any of the laws mentioned in  
36 subdivision 8 of this section (like adjustments);
  - 37       (10) Amounts added for equalization under the provisions of  
38 sections 54:3-17 to 54:3-19 of this Title;
  - 39       (11) Amounts deducted for equalization under the provisions of  
40 sections 54:3-17 to 54:3-19 of this Title;
  - 41       (12) Net valuation on which county, State and State school taxes  
42 are apportioned;
  - 43       (13) The number of polls assessed;
  - 44       (14) The amount of dog taxes assessed;
  - 45       (15) The property exempt from taxation under the following  
46 special classifications:
    - 47       a. Public school property;

- 1     b. Other school property;
- 2     c. Public property;
- 3     d. Church and charitable property;
- 4     e. Cemeteries and graveyards;
- 5     f. Other exemptions not included in foregoing classifications
- 6 subdivided showing exemptions of real property and exemptions of
- 7 personal property;
- 8     g. The total amount of exempt property.
- 9     (16) State road tax;
- 10    (17) State school tax;
- 11    (18) County taxes apportioned, exclusive of bank stock taxes;
- 12    (19) Local taxes to be raised, exclusive of bank stock taxes,
- 13 subdivided as follows:
- 14    a. District school tax;
- 15    b. Other local taxes.
- 16    (20) Total amount of miscellaneous revenues, including surplus
- 17 revenue appropriated, for the support of the taxing district budget,
- 18 which, for a municipality operating under the State fiscal year, shall
- 19 be the amounts for the fiscal year ending June 30 of the year in
- 20 which the table is prepared;
- 21    (21) District court taxes;
- 22    (22) Library tax;
- 23    (23) Bank stock taxes due taxing district;
- 24    (24) Tax rate for local taxing purposes to be known as general
- 25 tax rate to apply per \$100.00 of valuation, which general tax rate
- 26 shall be rounded up to the nearest one-half penny after receipt in
- 27 any year of a municipal resolution submitted to the county tax board
- 28 on or before April 1 of that tax year requesting that the general tax
- 29 rate be rounded up to the nearest one-half penny.
- 30    For municipalities operating under the State fiscal year, the
- 31 amount for local municipal purposes shall be the amount as
- 32 certified pursuant to section 16 of P.L.1994, c.72 (C.40A:4-12.1).
- 33 The table shall also include a footnote showing the amount raised
- 34 by taxation for municipal purposes as shown in the State fiscal year
- 35 budget ending June 30 of the year the table is prepared.
- 36    In addition to the above such other matters may be added, or
- 37 such changes in the foregoing items may be made, as may from
- 38 time to time be directed by the Director of the Division of Taxation.
- 39 The forms for filling out tables of aggregates shall be prescribed by
- 40 the director and sent by him to the county treasurers of the several
- 41 counties to be by them transmitted to the county board of taxation.
- 42 Such table of aggregates shall be correctly added by columns and
- 43 shall be signed by the members of the county board of taxation and
- 44 shall within three days thereafter be transmitted to the county
- 45 treasurer who shall file the same and forthwith cause it to be printed
- 46 in its entirety and shall transmit certified copy of same to the
- 47 Director of the Division of Taxation, the State Auditor, the Director

1 of the Division of Local Government Services in the Department of  
2 Community Affairs, the clerk of the board of freeholders, and the  
3 clerk of each municipality in the county.

4 (cf: P.L.2013, c.15, s.16)

5  
6 10. (New section) Regarding inspections of real property for  
7 purposes of a municipal-wide reassessment pursuant to R.S.54:4-23,  
8 in the case of a municipality located in a county wherein the county  
9 board of taxation is participating in the demonstration program  
10 established in section 4 of P.L.2013, c.15 (C.54:1-104) and in the  
11 case of a county operating under the “Property Tax Assessment  
12 Reform Act,” P.L.2009, c.118 (C.54:1-86 et seq.), the assessor shall  
13 make three good-faith attempts to physically inspect the interior of  
14 each of the properties in the municipality not later than December  
15 31<sup>st</sup> of the eighth year immediately preceding the year of the  
16 implementation of the proposed district-wide reassessment. Such  
17 inspections may be performed in an ongoing eight-year assessment  
18 cycle. If, after the third attempt to inspect the interior of the  
19 premises, access to the interior of the premises has not been granted  
20 by the property owner, the assessor shall assess the property using  
21 other observations and sources, including information on the  
22 property record card maintained by the assessor.

23  
24 11. Section 6 of P.L.2009, c.118 (C.54:1-91) is amended to read  
25 as follows:

26 6. a. **【**During the revaluation period set forth pursuant to section  
27 5 of P.L.2009, c.118 (C.54:1-90), and subject to the requirements of  
28 section 13 of P.L.2009, c.118 (C.54:1-98), the**】** The county  
29 governing body shall appoint deputy county assessors and assistant  
30 deputy county assessors as needed, subject to the requirements of  
31 section 13 of P.L.2009, c.118 (C.54:1-98). Deputy county assessors  
32 and assistant deputy county assessors may be appointed at any time  
33 after the appointment of the county assessor in a pilot county.

34 A candidate for the position of deputy county assessor or  
35 assistant deputy county assessor shall hold a certified tax assessor  
36 certificate. Such a candidate may substitute, for any requirement of  
37 years of experience for appointment to those positions, on a year for  
38 year basis, membership in the Appraisal Institute or years of  
39 experience as a Principal Assistant Assessor.

40 b. The county assessor shall direct the work of all deputy county  
41 assessors.

42 c. (1) The county assessor shall be responsible to the county  
43 governing body for the efficient operation of his office and of the  
44 deputy county assessors within the pilot county.

45 (2) The county assessor shall determine employment  
46 jurisdictions for deputy county assessors under his supervision,  
47 however, the county governing body shall establish their hours of

1 employment, the terms and conditions of their employment, and fix  
2 their compensation.

3 d. The county assessor shall establish a permanent central office  
4 within the pilot county, and may authorize additional permanent or  
5 temporary district offices within the pilot county, within the limits  
6 of funds made available for those purposes by the county governing  
7 body.

8 e. (1) The county assessor may request that the county  
9 governing body employ such additional professional and clerical  
10 assistants as are necessary for the performance of his duties.

11 (2) Any professional or clerical assistants supervised by the  
12 county assessor shall be employees of the pilot county.

13 f. After December 31 of the third full year next following  
14 **【enactment of P.L.2009, c.118 (C.54:1-86 et al.)】** the first  
15 appointment of a county assessor pursuant to subsection a. of  
16 section 4 of P.L.2009, c.118 (C.54:1-89), the position of county tax  
17 administrator is abolished in **【the】** that pilot county.

18 (cf: P.L.2009, c.118, s.6)

19

20 12. (New section) The State Treasurer, in consultation with the  
21 Director of the Division of Taxation in the Department of the  
22 Treasury, pursuant to the provisions of the “Administrative  
23 Procedure Act,” P.L.1968, c.410 (C.52:14B-1 et seq.), shall adopt  
24 rules and regulations to effectuate the provisions of P.L. ,  
25 c. (C. ) (pending before the Legislature as this bill).

26

27 13. This act shall take effect immediately.

28

29

30

31

32 Concerns certain real property assessment practices and  
33 requirements.

**SENATE, No. 2836**

---

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

---

INTRODUCED DECEMBER 12, 2016

**Sponsored by:**

**Senator STEPHEN M. SWEENEY**

**District 3 (Cumberland, Gloucester and Salem)**

**SYNOPSIS**

Revises certain real property assessment practices and requirements.

**CURRENT VERSION OF TEXT**

As introduced.



1 AN ACT concerning real property assessment practices, and  
2 amending and supplementing various parts of the statutory law.

3

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

6

7 1. Section 19 of P.L.1979, c.499 (C.54:3-5.1) is amended to  
8 read as follows:

9 19. a. The president of each county board of taxation shall  
10 **[annually on or before August 15]** report to the Director of the  
11 Division of Taxation in the Department of the Treasury **[**, except  
12 that the president of a county board of taxation participating in the  
13 demonstration program established in section 4 of P.L.2013,  
14 c.15 (C.54:1-104) shall make this required report to the director**]**  
15 annually on or before June 1. Such report shall be in such form as  
16 shall be prescribed by the director and shall contain such  
17 information and statistics as may be appropriate to demonstrate for  
18 the immediately preceding 3-month period during which tax appeals  
19 were heard by the county board: the total number of appeals filed  
20 with the county board; the disposition of the various appeals  
21 disposed of during that period; the character of appeals filed with  
22 regard to the classification of properties appealed; the total amount  
23 of assessments involved in those appeals; the number of appeals  
24 filed in each filing fee category during that period; and, the total  
25 amount of reductions and increases of assessed valuation granted by  
26 the board during that period.

27 b. The Director of the Division of Taxation shall annually  
28 review the reports required under subsection a. of this section, and  
29 shall include a summary of the information contained therein in the  
30 division's annual report.

31 (cf: P.L.2013, c.15, s.6)

32

33 2. R.S.54:3-17 is amended to read as follows:

34 54:3-17. Each county tax administrator shall annually ascertain  
35 and determine, according to his best knowledge and information,  
36 the general ratio or percentage of true value at which the real  
37 property of each taxing district is in fact assessed according to the  
38 tax lists laid before the board. On or before **[March 1]** May 15 of  
39 each year, **[or on or before May 15 in the case of a county board of**  
40 **taxation participating in the demonstration program established in**  
41 **section 4 of P.L.2013, c.15 (C.54:1-104),]** the county tax  
42 administrator shall prepare and submit to the county board an  
43 equalization table showing, for each district, the following items:

44 (a) The percentage level established pursuant to law for  
45 expressing the taxable value of real property in the county;

**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.**



- 1 (b) The aggregate assessed value of the real property, exclusive  
2 of class II railroad property;
- 3 (c) The ratio of aggregate assessed to aggregate true value of the  
4 real property, exclusive of class II railroad property;
- 5 (d) The aggregate true value of the real property, exclusive of  
6 class II railroad property;
- 7 (e) The amount by which the valuation in item (b) should be  
8 increased or decreased in order to correspond to item (d);
- 9 (f) The aggregate assessed value of machinery implements and  
10 equipment and all other personal property used in business;
- 11 (g) The aggregate true value of machinery, implements and  
12 equipment and all other personal property used in business;
- 13 (h) The aggregate equalized valuation of machinery, implements  
14 and equipment and all other personal property used in business,  
15 computed by multiplying the aggregate true value thereof by the  
16 lower of (1) that percentage level established pursuant to law for  
17 expressing the taxable value of real property in the county, or (2)  
18 the average ratio of assessed to true value of real property as  
19 promulgated by the director on October 1 of the pretax year,  
20 pursuant to chapter 86, laws of 1954, for State school aid purposes,  
21 as the same may have been modified by the Tax Court;
- 22 (i) The amount by which the valuation in item (f) should be  
23 increased or decreased in order to correspond to item (h).
- 24 A copy of the table shall be mailed to the assessor of each  
25 district, and to the Division of Taxation, and be posted at the  
26 courthouse, not later than **【March 1, or not later than】** May 15 **【in**  
27 **the case of a county board of taxation participating in the**  
28 **demonstration program established in section 4 of P.L.2013, c.15**  
29 **(C.54:1-104)】**.
- 30 (cf: P.L.2013, c.15, s.7)

31

32 3. R.S.54:3-18 is amended to read as follows:

33 54:3-18. The county board of taxation in each county shall meet  
34 annually for the purpose of reviewing the equalization table  
35 prepared pursuant to R.S.54:3-17 with respect to the several taxing  
36 districts of the county. At the meeting a hearing shall be given to  
37 the assessors and representatives of the governing bodies of the  
38 various taxing districts for the purpose of determining the accuracy  
39 of the ratios and valuations of property as shown in the equalization  
40 table, and the board shall confirm or revise the table in accordance  
41 with the facts. The hearings may be adjourned from time to time  
42 but the equalization shall be completed before **【March 10, or not**  
43 **later than】** May 25 **【in the case of a county board of taxation**  
44 **participating in the demonstration program established in section 4**  
45 **of P.L.2013, c.15 (C.54:1-104)】**. At the first hearing any taxing  
46 district may object to the ratio or valuation fixed for any other  
47 district, but no increase in any valuation as shown in the table shall

S2836 SWEENEY

1 be made by the board without giving a hearing, after 3 days' notice,  
2 to the governing body and assessor of the taxing district affected.  
3 (cf: P.L.2013, c.15, s.8)

4

5 4. R.S.54:3-21 is amended to read as follows:

6 54:3-21. a. [(1) Except as provided in subsection b. of this  
7 section a taxpayer feeling aggrieved by the assessed valuation of the  
8 taxpayer's property, or feeling discriminated against by the assessed  
9 valuation of other property in the county, or a taxing district which  
10 may feel discriminated against by the assessed valuation of property  
11 in the taxing district, or by the assessed valuation of property in  
12 another taxing district in the county, may on or before April 1, or 45  
13 days from the date the bulk mailing of notification of assessment is  
14 completed in the taxing district, whichever is later, appeal to the  
15 county board of taxation by filing with it a petition of appeal;  
16 provided, however, that any such taxpayer or taxing district may on  
17 or before April 1, or 45 days from the date the bulk mailing of  
18 notification of assessment is completed in the taxing district,  
19 whichever is later, file a complaint directly with the Tax Court, if  
20 the assessed valuation of the property subject to the appeal exceeds  
21 \$1,000,000. In a taxing district where a municipal-wide revaluation  
22 or municipal-wide reassessment has been implemented, a taxpayer  
23 or a taxing district may appeal before or on May 1 to the county  
24 board of taxation by filing with it a petition of appeal or, if the  
25 assessed valuation of the property subject to the appeal exceeds  
26 \$1,000,000, by filing a complaint directly with the State Tax Court.  
27 Within ten days of the completion of the bulk mailing of  
28 notification of assessment, the assessor of the taxing district shall  
29 file with the county board of taxation a certification setting forth the  
30 date on which the bulk mailing was completed. If a county board of  
31 taxation completes the bulk mailing of notification of assessment,  
32 the tax administrator of the county board of taxation shall within ten  
33 days of the completion of the bulk mailing prepare and keep on file  
34 a certification setting forth the date on which the bulk mailing was  
35 completed. A taxpayer shall have 45 days to file an appeal upon the  
36 issuance of a notification of a change in assessment. An appeal to  
37 the Tax Court by one party in a case in which the Tax Court has  
38 jurisdiction shall establish jurisdiction over the entire matter in the  
39 Tax Court. All appeals to the Tax Court hereunder shall be in  
40 accordance with the provisions of the State Uniform Tax Procedure  
41 Law, R.S.54:48-1 et seq.

42 If a petition of appeal or a complaint is filed on April 1 or during  
43 the 19 days next preceding April 1, a taxpayer or a taxing district  
44 shall have 20 days from the date of service of the petition or  
45 complaint to file a cross-petition of appeal with a county board of  
46 taxation or a counterclaim with the Tax Court, as appropriate.

47 (2) With respect to property located in a county participating in  
48 the demonstration program established in section 4 of P.L.2013,

1 c.15 (C.54:1-104), and except] Except as provided in subsection b.  
2 of this section, a taxpayer feeling aggrieved by the assessed  
3 valuation of the taxpayer's property, or feeling discriminated against  
4 by the assessed valuation of other property in the county, or a  
5 taxing district which may feel discriminated against by the assessed  
6 valuation of property in the taxing district, or by the assessed  
7 valuation of property in another taxing district in the county, may  
8 on or before January 15, or 45 days from the date the bulk mailing  
9 of notification of assessment is completed in the taxing district,  
10 whichever date is later, appeal to the county board of taxation by  
11 filing with it a petition of appeal; provided, however, that any such  
12 taxpayer, or taxing district, may on or before April 1, or 45 days  
13 from the date the bulk mailing of notification of assessment is  
14 completed in the taxing district, whichever date is later, file a  
15 complaint directly with the Tax Court, if the assessed valuation of  
16 the property subject to the appeal exceeds \$1,000,000.

17 If a petition of appeal is filed on January 15 or during the 19  
18 days next preceding January 15, or a complaint is filed with the Tax  
19 Court on April 1 or during the 19 days next preceding April 1, a  
20 taxpayer or a taxing district shall have 20 days from the date of  
21 service of the petition or complaint to file a cross-petition of appeal  
22 with a county board of taxation or a counterclaim with the Tax  
23 Court, as appropriate.

24 Within 10 days of the completion of the bulk mailing of  
25 notification of assessment, the assessor of the taxing district shall  
26 file with the county board of taxation a certification setting forth the  
27 date on which the bulk mailing was completed. If a county board of  
28 taxation completes the bulk mailing of notification of assessment,  
29 the tax administrator of the county board of taxation shall within 10  
30 days of the completion of the bulk mailing prepare and keep on file  
31 a certification setting forth the date on which the bulk mailing was  
32 completed. A taxpayer shall have 45 days to file an appeal upon the  
33 issuance of a notification of a change in assessment. An appeal to  
34 the Tax Court by one party in a case in which the Tax Court has  
35 jurisdiction shall establish jurisdiction over the entire matter in the  
36 Tax Court. All appeals to the Tax Court hereunder shall be in  
37 accordance with the provisions of the State Uniform Tax Procedure  
38 Law, R.S.54:48-1 et seq.

39 b. No taxpayer or taxing district shall be entitled to appeal either  
40 an assessment or an exemption or both that is based on a financial  
41 agreement subject to the provisions of the "Long Term Tax  
42 Exemption Law" under the appeals process set forth in subsection a.  
43 of this section.

44 (cf: P.L.2013, c.15, s.9)

45

46 5. Section 18 of P.L.1979, c.499 (C.54:3-21.3a) is amended to  
47 read as follows:

1 18. All revenues received by the county from fees, either  
2 established or increased pursuant to this amendatory and  
3 supplementary act, shall be used exclusively for the purposes of  
4 modernizing the record-retention capabilities of the county board of  
5 taxation, for defraying the costs incurred by the county board of  
6 taxation in recording and transcribing appeal proceedings, setting  
7 forth memorandums of judgment and in providing copies thereof,  
8 for paying any salary required to be paid by the county which is  
9 increased pursuant to this amendatory and supplementary act, **[and**  
10 **to effectuate]** effectuating the provisions of the real property  
11 assessment demonstration program established by section 4 of  
12 P.L.2013, c.15 (C.54:1-104), paying for costs of software and  
13 hardware necessary for computer-assisted mass appraisal of real  
14 property, and paying for all costs related to the maintenance of tax  
15 maps.

16 (cf: P.L.2013, c.15, s.10)

17

18 6. R.S.54:4-35 is amended to read as follows:

19 54:4-35. **[a.** Except as provided in subsection b. of this section,  
20 **the]** The assessor shall determine his taxable valuations of real  
21 property as of October 1 in each year and shall complete the  
22 preparation of **[his** assessment list by January 10 following, on  
23 which date he shall attend before the county board of taxation and  
24 file with the board his complete assessment list, and a true copy  
25 thereof, to be called the assessor's duplicate. Such list and duplicate  
26 shall include the assessments of personal property reported or  
27 determined pursuant to this chapter. They shall be properly made  
28 up in such manner and form required by the Director of the Division  
29 of Taxation pursuant to R.S.54:4-26, to be examined, revised and  
30 corrected by the board as provided by law.

31 b. In the case of a municipality located in a county where the  
32 county board of taxation is participating in the demonstration  
33 program established in section 4 of P.L.2013, c.15 (C.54:1-104), the  
34 assessor shall determine the taxable valuations of real property as of  
35 October 1 in each year and shall complete the preparation of **[** the  
36 preliminary assessment list by November 1, and the assessor shall  
37 appear on that date before the county board of taxation and shall file  
38 with the board a hard copy of the complete preliminary assessment  
39 list, or shall certify to the board, on forms promulgated by the  
40 Director of the Division of Taxation in the Department of the  
41 Treasury, that the electronic file within the county's MOD-IV tax  
42 system is his complete preliminary assessment list.

43 After all of the assessment appeals filed with the county tax  
44 board have been decided, the assessor shall complete the  
45 preparation of the final assessment list by May 5, on which date the  
46 assessor shall appear before the county board of taxation and shall  
47 file with the board his completed final assessment list, and a true  
48 copy of the final assessment list, which true copy shall be the

1 assessor's duplicate. The final assessment and the assessor's  
2 duplicate shall include the assessments of personal property  
3 reported or determined pursuant to the requirements of chapter 4 of  
4 Title 54 of the Revised Statutes, in such manner and form as shall  
5 be required by the director pursuant to R.S.54:4-26, and shall be  
6 examined, revised and corrected by the board as provided by law.  
7 (cf: P.L.2013, c.15, s.13)

8

9 7. R.S.54:4-38 is amended to read as follows:

10 54:4-38. a. **【**Except as provided in subsection b. of this section,  
11 every assessor, at least ten days before filing the complete  
12 assessment list and duplicate with the county board of taxation, and  
13 before annexing thereto his affidavit as required in section 54:4-36  
14 of this title, shall notify each taxpayer of the current assessment and  
15 preceding year's taxes and give public notice by advertisement in at  
16 least one newspaper circulating within his taxing district of a time  
17 and place when and where the assessment list may be inspected by  
18 any taxpayer for the purpose of enabling the taxpayer to ascertain  
19 what assessments have been made against him or his property and  
20 to confer informally with the assessor as to the correctness of the  
21 assessments, so that any errors may be corrected before the filing of  
22 the assessment list and duplicate. Thereafter, the assessor shall  
23 notify each taxpayer by mail within 30 days of any change to the  
24 assessment. This notification of change of assessment shall contain  
25 the prior assessment and the current assessment.】 (Deleted by  
26 amendment, P.L. , c. ) (pending before the Legislature as this  
27 bill)

28 b. **【**In the case of a municipality located in a county where the  
29 county board of taxation is participating in the demonstration  
30 program established in section 4 of P.L.2013, c.15 (C.54:1-104),  
31 every**】** (1) Every assessor, before filing the preliminary assessment  
32 list with the county board of taxation pursuant to **【**subsection b. of**】**  
33 R.S.54:4-35, shall **【**notify each taxpayer**】** provide public notice  
34 of the preliminary assessment and preceding year's taxes pursuant to  
35 subsection c. of this section, and give public notice by  
36 advertisement in at least one newspaper circulating within his  
37 taxing district of a time and place when and where the assessment  
38 list may be inspected by any taxpayer for the purpose of enabling  
39 the taxpayer to ascertain what assessments have been made against  
40 the taxpayer or the taxpayer's property.

41 (2) Thereafter, the assessor shall notify each taxpayer by mail  
42 within 30 days of any change to the assessment which has occurred  
43 as the result of a municipal-wide revaluation or reassessment of real  
44 property within the municipality. This notification of change of  
45 assessment shall contain the prior assessment and the current  
46 assessment.

47 c. The notification required in paragraph (1) of subsection b. of  
48 this section may be accomplished by the assessor providing the

1 information on the municipality's Internet website for all municipal  
2 property taxpayers, if such a website exists. If such a website does  
3 not exist, or if a property taxpayer makes a written request to the  
4 assessor, the assessor shall provide the notice by mail.

5 (cf: P.L.2013, c.15, s.14)

6  
7 8. Section 32 of P.L.1991, c.75 (C.54:4-38.1) is amended to  
8 read as follows:

9 32. a. **【**Except as provided in subsection b. of this section, every  
10 assessor, prior to February 1, shall notify by mail each taxpayer of  
11 the current assessment and preceding year's taxes. Thereafter, the  
12 assessor or county board of taxation shall notify each taxpayer by  
13 mail within 30 days of any change to the assessment. This  
14 notification of change of assessment shall contain the prior  
15 assessment and the current assessment. The director shall establish  
16 the form of notice of assessment and change of assessment. Any  
17 notice issued by the assessor or county board of taxation shall  
18 contain information instructing taxpayers on how to appeal their  
19 assessment.**】** (Deleted by amendment, P.L. \_\_\_\_\_,  
20 c. \_\_\_\_ ) (pending before the Legislature as this bill)

21 b. **【**In the case of a municipality located in a county where the  
22 county board of taxation is participating in the demonstration  
23 program established in section 4 of P.L.2013, c.15 (C.54:1-104),  
24 every**】** (1) Every assessor, on or before November 15 of the pretax  
25 year, shall **【**notify by mail each taxpayer**】** provide public notice of  
26 the preliminary assessment and preceding year's taxes pursuant to  
27 the provision of subsection d. of this section. Thereafter, the  
28 assessor or county board of taxation shall notify each taxpayer by  
29 mail within 30 days of any change to the assessment which has  
30 occurred as the result of a municipal-wide revaluation or  
31 reassessment of real property within the municipality. This  
32 notification of change of assessment shall contain the prior  
33 assessment and the current assessment. The director shall establish  
34 the form of notice of assessment and change of assessment. Any  
35 notice issued by the assessor or county board of taxation shall  
36 contain information instructing taxpayers on how to appeal their  
37 assessment.

38 c. **【**The county board of taxation of the demonstration county  
39 shall make the preliminary data electronically accessible to the  
40 public by posting the data in searchable form on the county's  
41 website not later than 15 business days after the submission of the  
42 preliminary data.**】** (Deleted by amendment, P.L. \_\_\_\_\_,  
43 c. \_\_\_\_ ) (pending before the Legislature as this bill)

44 d. The notification required in paragraph (1) of subsection b. of  
45 this section may be accomplished by the assessor providing the  
46 information on the municipality's webpage for all municipal  
47 property taxpayers, if such a webpage exists. If such a webpage

1 does not exist, or if a property taxpayer makes a written request to  
2 the assessor, the assessor shall provide the information by mail.

3 (cf: P.L.2013, c.15, s.15)

4

5 9. R.S.54:4-52 is amended to read as follows:

6 54:4-52. The county board of taxation shall, on or before **【**May  
7 20, or on or before**】** May 31 **【**in the case of a county board of  
8 taxation participating in the demonstration program established in  
9 section 4 of P.L.2013, c.15 (C.54:1-104)**】**, fill out a table of  
10 aggregates copied from the duplicates of the several assessors and  
11 the certifications of the Director of the Division of Taxation relating  
12 to second-class railroad property, and enumerating the following  
13 items:

14 (1) The total number of acres and lots assessed;

15 (2) The value of the land assessed;

16 (3) The value of the improvements thereon assessed;

17 (4) The total value of the land and improvements assessed,  
18 including:

19 a. Second-class railroad property;

20 b. All other real property.

21 (5) The value of the personal property assessed, stating in  
22 separate columns:

23 a. Value of household goods and chattels assessed;

24 b. Value of farm stock and machinery assessed;

25 c. Value of stocks in trade, materials used in manufacture and  
26 other personal property assessed under section 54:4-11;

27 d. Value of all other tangible personal property used in  
28 business assessed.

29 (6) Deductions allowed, stated in separate columns:

30 a. Household goods and other exemptions under the provisions  
31 of section 54:4-3.16 of this Title;

32 b. Property exempted under section 54:4-3.12 of this Title.

33 (7) The net valuation taxable;

34 (8) Amounts deducted under the provisions of sections 54:4-49  
35 and 54:4-53 of this Title or any other similar law (adjustments  
36 resulting from prior appeals);

37 (9) Amounts added under any of the laws mentioned in  
38 subdivision 8 of this section (like adjustments);

39 (10) Amounts added for equalization under the provisions of  
40 sections 54:3-17 to 54:3-19 of this Title;

41 (11) Amounts deducted for equalization under the provisions of  
42 sections 54:3-17 to 54:3-19 of this Title;

43 (12) Net valuation on which county, State and State school taxes  
44 are apportioned;

45 (13) The number of polls assessed;

46 (14) The amount of dog taxes assessed;

47 (15) The property exempt from taxation under the following  
48 special classifications:

S2836 SWEENEY

10

- 1 a. Public school property;
- 2 b. Other school property;
- 3 c. Public property;
- 4 d. Church and charitable property;
- 5 e. Cemeteries and graveyards;
- 6 f. Other exemptions not included in foregoing classifications
- 7 subdivided showing exemptions of real property and exemptions of
- 8 personal property;
- 9 g. The total amount of exempt property.
- 10 (16) State road tax;
- 11 (17) State school tax;
- 12 (18) County taxes apportioned, exclusive of bank stock taxes;
- 13 (19) Local taxes to be raised, exclusive of bank stock taxes,
- 14 subdivided as follows:
  - 15 a. District school tax;
  - 16 b. Other local taxes.
- 17 (20) Total amount of miscellaneous revenues, including surplus
- 18 revenue appropriated, for the support of the taxing district budget,
- 19 which, for a municipality operating under the State fiscal year, shall
- 20 be the amounts for the fiscal year ending June 30 of the year in
- 21 which the table is prepared;
- 22 (21) District court taxes;
- 23 (22) Library tax;
- 24 (23) Bank stock taxes due taxing district;
- 25 (24) Tax rate for local taxing purposes to be known as general
- 26 tax rate to apply per \$100.00 of valuation, which general tax rate
- 27 shall be rounded up to the nearest one-half penny after receipt in
- 28 any year of a municipal resolution submitted to the county tax board
- 29 on or before April 1 of that tax year requesting that the general tax
- 30 rate be rounded up to the nearest one-half penny.
- 31 For municipalities operating under the State fiscal year, the
- 32 amount for local municipal purposes shall be the amount as
- 33 certified pursuant to section 16 of P.L.1994, c.72 (C.40A:4-12.1).
- 34 The table shall also include a footnote showing the amount raised
- 35 by taxation for municipal purposes as shown in the State fiscal year
- 36 budget ending June 30 of the year the table is prepared.
- 37 In addition to the above such other matters may be added, or
- 38 such changes in the foregoing items may be made, as may from
- 39 time to time be directed by the Director of the Division of Taxation.
- 40 The forms for filling out tables of aggregates shall be prescribed by
- 41 the director and sent by him to the county treasurers of the several
- 42 counties to be by them transmitted to the county board of taxation.
- 43 Such table of aggregates shall be correctly added by columns and
- 44 shall be signed by the members of the county board of taxation and
- 45 shall within three days thereafter be transmitted to the county
- 46 treasurer who shall file the same and forthwith cause it to be printed
- 47 in its entirety and shall transmit certified copy of same to the
- 48 Director of the Division of Taxation, the State Auditor, the Director



1 of the Division of Local Government Services in the Department of  
2 Community Affairs, the clerk of the board of freeholders, and the  
3 clerk of each municipality in the county.  
4 (cf: P.L.2013, c.15, s.16)

5  
6 10. (New section) Regarding inspections of real property for  
7 purposes of a municipal-wide reassessment pursuant to R.S.54:4-23,  
8 the assessor shall make three good-faith attempts to physically  
9 inspect the interior of each of the properties in a taxing district not  
10 later than December 31<sup>st</sup> of the eighth year immediately preceding  
11 the year of the implementation of the proposed district-wide  
12 reassessment. Such inspections may be performed in an eight-year  
13 ongoing assessment cycle. If, after the third attempt to inspect the  
14 interior of the premises, access to the interior of the premises has  
15 not been granted by the property owner, the assessor shall assess the  
16 property using other observations and sources, including  
17 information on the property record card maintained by the assessor.

18  
19 11. Section 6 of P.L.2009, c.118 (C.54:1-91) is amended to read  
20 as follows:

21 6. a. **【**During the revaluation period set forth pursuant to  
22 section 5 of P.L.2009, c.118 (C.54:1-90), and subject to the  
23 requirements of section 13 of P.L.2009, c.118 (C.54:1-98), the**】**  
24 The county governing body shall appoint deputy county assessors  
25 and assistant deputy county assessors as needed, subject to the  
26 requirements of section 13 of P.L.2009, c.118 (C.54:1-98). Deputy  
27 county assessors and assistant deputy county assessors may be  
28 appointed at any time after the appointment of the county assessor  
29 in a pilot county.

30 A candidate for the position of deputy county assessor or  
31 assistant deputy county assessor shall hold a certified tax assessor  
32 certificate. Such a candidate may substitute, for any requirement of  
33 years of experience for appointment to those positions, on a year for  
34 year basis, membership in the Appraisal Institute or years of  
35 experience as a Principal Assistant Assessor.

36 b. The county assessor shall direct the work of all deputy  
37 county assessors.

38 c. (1) The county assessor shall be responsible to the county  
39 governing body for the efficient operation of his office and of the  
40 deputy county assessors within the pilot county.

41 (2) The county assessor shall determine employment  
42 jurisdictions for deputy county assessors under his supervision,  
43 however, the county governing body shall establish their hours of  
44 employment, the terms and conditions of their employment, and fix  
45 their compensation.

46 d. The county assessor shall establish a permanent central  
47 office within the pilot county, and may authorize additional  
48 permanent or temporary district offices within the pilot county,

1 within the limits of funds made available for those purposes by the  
2 county governing body.

3 e. (1) The county assessor may request that the county  
4 governing body employ such additional professional and clerical  
5 assistants as are necessary for the performance of his duties.

6 (2) Any professional or clerical assistants supervised by the  
7 county assessor shall be employees of the pilot county.

8 f. After December 31 of the third full year next following  
9 **【enactment of P.L.2009, c.118 (C.54:1-86 et al.)】** the first  
10 appointment of a county assessor pursuant to subsection a. of  
11 section 4 of P.L.2009, c.118 (C.54:1-89), the position of county tax  
12 administrator is abolished in **【the】** that pilot county.

13 (cf: P.L.2009, c.118, s.6)

14

15 12. (New section) The State Treasurer, in consultation with the  
16 Director of the Division of Taxation in the Department of the  
17 Treasury, pursuant to the provisions of the “Administrative  
18 Procedure Act,” P.L.1968, c.410 (C.52:14B-1 et seq.), shall adopt  
19 rules and regulations to effectuate the provisions of P.L. ,  
20 c. (C. ) (pending before the Legislature as this bill).

21

22 13. This act shall take effect immediately.

23

24

25

#### STATEMENT

26

27 This bill would revise certain real property assessment practices  
28 and requirements.

29 Sections 1 through 9 of the bill would revise the current dates for  
30 the administration of the assessment of real property in order to  
31 create a more accurate process for that essential assessment  
32 function. The provisions of these sections of the bill would  
33 specifically address the systemic costs which result from the losses  
34 due to successful assessment appeals by property owners, which  
35 reduce the property tax base and which require municipalities to  
36 refund large amounts of property taxes collected from those  
37 property owners prior to the successful assessment appeal, which  
38 lowers their assessment, and thereby lowers the amount of property  
39 taxes due and payable from those property owners.

40 Under current law, every municipal tax assessor files the  
41 municipality’s tax list with the county board of taxation, which  
42 subsequently sets the local tax rates. Assessment appeals are filed  
43 by property owners on April 1 of each year, or on May 1 in the case  
44 of a municipality that has undergone a municipal-wide revaluation  
45 or reassessment of real property. Appeals are heard by the county  
46 tax board and generally decided in most, if not all, cases by the end  
47 of July. Successful appeals that late in the tax year result in  
48 reduced assessments, which results in a reduced municipal tax base,

**S2836 SWEENEY**

1 which then results in the under-collection of property taxes to fund  
 2 current year operations. Sections 1 through 9 of this bill would  
 3 propose the re-scheduling of the property assessment appeal process  
 4 to dates prior to the calculation of the local property tax rate, which  
 5 would allow for a more accurate local property tax rate to reflect  
 6 local budgetary needs and the true value of the tax base that  
 7 provides the property tax revenue to fund the local budget.

8 The following chart sets forth the current statutory dates relative  
 9 to the individual functions that comprise the real property  
 10 assessment process, and the proposed dates for those functions  
 11 under sections 1 through 9 of the bill:  
 12

<b><i>DATES RELATIVE TO CERTIFICATION OF THE TAX LIST, ASSESSMENT APPEALS, AND THE CALCULATION OF LOCAL TAX RATES IN ALL MUNICIPALITIES</i></b>		
<b><i>Description of Function</i></b>	<b><i>Current Date</i></b>	<b><i>Proposed Date</i></b>
Assessing Date	October 1 of pre-tax year	October 1 of pre-tax year
Certification of Preliminary Assessment	N/A	November 1 of pre-tax year
Notification of Assessment Postcards	February 1	November 15 of pre-tax year
Assessment Appeal Filing Deadline	April 1; May 1 in municipalities wherein revaluation of real property has occurred	January 15
Assessment Appeals Heard	May, June and July	February, March and April
Tax List Filed	January 10	May 5
County Preliminary Equalization	March 10	May 15
County Final Equalization	March 10	May 25
Municipal Budget to Tax Board	March 31	May 15
County Budget to Tax Board	April 1	May 15
School Budget to Tax Board	May 19	May 15
Certified Tax Rates	May 20	May 31
Tax Duplicates	June 3	June 3
Tax Bills	June 14	June 14

13  
 14 Section 5 of the bill would also allow filing fees for real property  
 15 assessment appeals to be used for costs of software and hardware

1 necessary for computer-assisted mass appraisal of real property, and  
2 for all costs related to the maintenance of tax maps.

3 Sections 7 and 8 of the bill would also revise the process of  
4 notifying property taxpayers of their current year property  
5 assessment by changing that notification from an individual  
6 notification to each property taxpayer, to a notification to all  
7 property taxpayers through providing the information on the  
8 municipality's Internet website for all municipal property taxpayers,  
9 if such a website exists. If such a website does not exist, or if a  
10 property taxpayer makes a written request to the assessor, the  
11 assessor must provide the notice by mail.

12 Section 10, regarding inspections of real property for purposes of  
13 a municipal-wide reassessment pursuant to R.S.54:4-23, would  
14 require a municipal assessor to make no less than three physical  
15 attempts to inspect the interior of each of the properties in a taxing  
16 district not later than December 31<sup>st</sup> of the eighth year immediately  
17 preceding the year of the implementation of the proposed district-  
18 wide reassessment. This section would also permit these interior  
19 inspections to be performed in an eight-year ongoing assessment  
20 cycle.

21 Section 11 would authorize the county governing body of a  
22 county operating under the "Property Tax Assessment Reform Act,"  
23 P.L.2009, c.118 (C.54:1-86 et seq., currently only Gloucester  
24 County) to appoint assistant deputy county assessors as needed.  
25 This section also would require that a candidate for the position of  
26 deputy county assessor or assistant deputy county assessor shall  
27 hold a certified tax assessor certificate. Under the bill, a candidate  
28 for either of those positions may substitute, for any requirement of  
29 years of experience for appointment to those positions, on a year for  
30 year basis, membership in the Appraisal Institute or four years of  
31 experience as a Principal Assistant Assessor.

# SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

## STATEMENT TO

### SENATE, No. 2836

# STATE OF NEW JERSEY

DATED: DECEMBER 15, 2016

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No. 2836.

This bill would revise certain real property assessment practices and requirements.

Sections 1 through 9 of the bill would revise the current dates for the administration of the assessment of real property in order to create a more accurate process for that essential assessment function. The provisions of these sections of the bill would specifically address the systemic costs which result from the losses due to successful assessment appeals by property owners, which reduce the property tax base and which require municipalities to refund large amounts of property taxes collected from those property owners prior to the successful assessment appeal, which lowers their assessment, and thereby lowers the amount of property taxes due and payable from those property owners.

Under current law, every municipal tax assessor files the municipality's tax list with the county board of taxation, which subsequently sets the local tax rates. Assessment appeals are filed by property owners on April 1 of each year, or on May 1 in the case of a municipality that has undergone a municipal-wide revaluation or reassessment of real property. Appeals are heard by the county tax board and generally decided in most, if not all, cases by the end of July. Successful appeals that late in the tax year result in reduced assessments, which results in a reduced municipal tax base, which then results in the under-collection of property taxes to fund current year operations. Sections 1 through 9 of this bill propose the re-scheduling of the property assessment appeal process to dates prior to the calculation of the local property tax rate, which would allow for a more accurate local property tax rate to reflect local budgetary needs and the true value of the tax base that provides the property tax revenue to fund the local budget.

The following chart sets forth the current statutory dates relative to the individual functions that comprise the real property assessment process, and the proposed dates for those functions under sections 1 through 9 of the bill:

<b><i>DATES RELATIVE TO CERTIFICATION OF THE TAX LIST, ASSESSMENT APPEALS, AND THE CALCULATION OF LOCAL TAX RATES IN ALL MUNICIPALITIES</i></b>		
<b><i>Description of Function</i></b>	<b><i>Current Date</i></b>	<b><i>Proposed Date</i></b>
Assessing Date	October 1 of pre-tax year	October 1 of pre-tax year
Certification of Preliminary Assessment	N/A	November 1 of pre-tax year
Notification of Assessment Postcards	February 1	November 15 of pre-tax year
Assessment Appeal Filing Deadline	April 1; May 1 in municipalities wherein revaluation of real property has occurred	January 15
Assessment Appeals Heard	May, June and July	February, March and April
Tax List Filed	January 10	May 5
County Preliminary Equalization	March 10	May 15
County Final Equalization	March 10	May 25
Municipal Budget to Tax Board	March 31	May 15
County Budget to Tax Board	April 1	May 15
School Budget to Tax Board	May 19	May 15
Certified Tax Rates	May 20	May 31
Tax Duplicates	June 3	June 3
Tax Bills	June 14	June 14

Section 5 of the bill would also allow filing fees for real property assessment appeals to be used for costs of software and hardware necessary for computer-assisted mass appraisal of real property, and for all costs related to the maintenance of tax maps.

Sections 7 and 8 of the bill would also revise the process of notifying property taxpayers of their current year property assessment by changing that notification from an individual notification to each property taxpayer, to a notification to all property taxpayers through providing the information on the municipality's Internet website for all municipal property taxpayers, if such a website exists. If such a website does not exist, or if a

property taxpayer makes a written request to the assessor, the assessor must provide the notice by mail.

Section 10, regarding inspections of real property for purposes of a municipal-wide reassessment pursuant to R.S.54:4-23, would require a municipal assessor to have made no less than three physical attempts to inspect the interior of each of the properties in a taxing district not later than December 31<sup>st</sup> of the eighth year immediately preceding the year of the implementation of the proposed district-wide reassessment. This section would also permit these interior inspections to be performed in an eight-year ongoing assessment cycle.

Section 11 would authorize the county governing body of a county operating under the "Property Tax Assessment Reform Act," P.L.2009, c.118 (C.54:1-86 et seq., currently only Gloucester County) to appoint assistant deputy county assessors as needed. This section also would require that a candidate for the position of deputy county assessor or assistant deputy county assessor shall hold a certified tax assessor certificate. Under the bill, a candidate for either of those positions may substitute, for any requirement of years of experience for appointment to those positions, on a year for year basis, membership in the Appraisal Institute or four years of experience as a Principal Assistant Assessor.

# SENATE BUDGET AND APPROPRIATIONS COMMITTEE

## STATEMENT TO

### SENATE COMMITTEE SUBSTITUTE FOR **SENATE, No. 2836**

# **STATE OF NEW JERSEY**

DATED: JUNE 1, 2017

The Senate Budget and Appropriations Committee reports favorably a Senate Committee Substitute for Senate Bill No. 2836.

This substitute bill would require Gloucester County, as the pilot county under the “Property Tax Assessment Reform Act,” P.L.2009, c.118 (C.54:1-86 et seq.) to operate on a permanent basis under the alternative real property assessment calendar established for municipalities participating in the “Real Property Assessment Demonstration Program,” P.L.2013, c.15 (C.54:1-101 et seq.). Currently, Monmouth County is the only county participating in the “Real Property Assessment Demonstration Program.” As part of its report in 2015, one of Gloucester County’s “Recommended Changes to Regulations and Laws Regarding County-based Real Property Assessment” was to incorporate the assessment calendar revisions in the “Real Property Assessment Demonstration Program.”

The alternative real property assessment calendar implemented as part of the “Real Property Assessment Demonstration Program” is designed to specifically address the systemic costs which result from losses due to successful assessment appeals by property owners, which reduce the property tax base, and which require municipalities to refund large amounts of property taxes previously collected from those property owners.

Under current law, every municipal tax assessor files the municipality’s tax list with the county board of taxation, which subsequently sets the local tax rates. Assessment appeals are filed by property owners on April 1 of each year, or on May 1 in the case of a municipality that has undergone a municipal-wide revaluation or reassessment of real property. Appeals are heard by the county tax board and generally decided in most, if not all, cases by the end of July. Successful appeals that late in the tax year result in reduced assessments, which reduces the municipal tax base. Because the county tax board has already apportioned the tax levy, a decrease in the tax base will result in the under-collection of property taxes to fund current year operations. The real property assessment calendar enacted as part of the “Real Property Assessment Demonstration Program” re-schedules the property



assessment appeal process to dates *prior* to the calculation of the local property tax rate, which allows for a more accurate local property tax rate to reflect local budgetary needs and the true value of the tax base that provides the property tax revenue to fund the local budget.

The chart below sets forth the current statutory dates relative to the individual functions that comprise the real property assessment process, and the dates for those functions under the “Real Property Assessment Demonstration Program.”

<b><i>DATES RELATIVE TO CERTIFICATION OF THE TAX LIST, ASSESSMENT APPEALS, AND THE CALCULATION OF LOCAL TAX RATES</i></b>		
<b><i>Description of Function</i></b>	<b><i>Non-Demonstration Program</i></b>	<b><i>Assessment Demonstration Program</i></b>
Assessing Date	October 1 of pre-tax year	October 1 of pre-tax year
Certification of Preliminary Assessment	N/A	November 1 of pre-tax year
Notification of Assessment Postcards	February 1	November 15 of pre-tax year
Assessment Appeal Filing Deadline	April 1; May 1 in municipalities wherein revaluation of real property has occurred	January 15
Assessment Appeals Heard	May, June and July	February, March and April
Tax List Filed	January 10	May 5
County Preliminary Equalization	March 10	May 15
County Final Equalization	March 10	May 25
Municipal Budget to Tax Board	March 31	May 15
County Budget to Tax Board	April 1	May 15
School Budget to Tax Board	May 19	May 15
Certified Tax Rates	May 20	May 31
Tax Duplicates	June 3	June 3
Tax Bills	June 14	June 14

Section 5 of the substitute bill would also allow filing fees for real property assessment appeals to be used for costs of software and hardware necessary for computer-assisted mass appraisal of real property, and for all costs related to the maintenance of tax maps in Gloucester County and in municipalities located in a county participating in the “Real Property Assessment Demonstration Program,” P.L.2013, c.15 (C.54:1-101 et seq.).

Sections 7 and 8 of the bill would also revise the process of notifying property taxpayers of their current year property assessment in Gloucester County and in municipalities located in a county participating in the “Real Property Assessment Demonstration Program,” P.L.2013, c.15 (C.54:1-101 et seq.) by changing that notification from an individual notification to each property taxpayer, to a notification to all property taxpayers by providing the information on the municipality’s Internet website for all municipal property taxpayers, if such a website exists, in the case of municipalities located in a county participating in the “Real

Property Assessment Demonstration Program,” P.L.2013, c.15 (C.54:1-101 et seq.), or the county’s Internet website, if one exists, in the case of a county operating under the “Property Tax Assessment Reform Act,” P.L.2009, c.118 (C.54:1-86 et seq.) (Gloucester County). If such a website does not exist, or if a property taxpayer makes a written request to the assessor, the assessor must provide the notice by mail.

Section 10, regarding inspections of real property for purposes of a municipal-wide reassessment pursuant to R.S.54:4-23, would require the Gloucester County assessor and assessors in municipalities located in a county participating in the “Real Property Assessment Demonstration Program,” P.L.2013, c.15 (C.54:1-101 et seq.) to make no less than three physical attempts to inspect the interior of each of the properties in a taxing district not later than December 31<sup>st</sup> of the eighth year immediately preceding the year of the implementation of the proposed district-wide reassessment. This section would also permit these interior inspections to be performed in an ongoing eight-year assessment cycle.

Section 11 would authorize the county governing body of Gloucester County to appoint assistant deputy county assessors as needed. This section also would require that a candidate for the position of deputy county assessor or assistant deputy county assessor shall hold a certified tax assessor certificate. Under the bill, a candidate for either of those positions may substitute, for any requirement of years of experience for appointment to those positions, on a year for year basis, membership in the Appraisal Institute or four years of experience as a Principal Assistant Assessor.

# ASSEMBLY APPROPRIATIONS COMMITTEE

## STATEMENT TO

[First Reprint]

## SENATE COMMITTEE SUBSTITUTE FOR SENATE, No. 2836

# STATE OF NEW JERSEY

DATED: DECEMBER 18, 2017

The Assembly Appropriations Committee reports favorably Senate Bill No. 2836 (SCS/1R).

This bill requires Gloucester County, as the pilot county under the “Property Tax Assessment Reform Act,” P.L.2009, c.118 (C.54:1-86 et seq.) to operate on a permanent basis under the alternative real property assessment calendar established for municipalities participating in the “Real Property Assessment Demonstration Program,” P.L.2013, c.15 (C.54:1-101 et seq.). Currently, Monmouth County is the only county participating in the “Real Property Assessment Demonstration Program.” As part of its report in 2015, one of Gloucester County’s “Recommended Changes to Regulations and Laws Regarding County-based Real Property Assessment” was to incorporate the assessment calendar revisions in the “Real Property Assessment Demonstration Program.”

The alternative real property assessment calendar implemented as part of the “Real Property Assessment Demonstration Program” is designed to specifically address the systemic costs which result from losses due to successful assessment appeals by property owners, which reduce the property tax base, and which require municipalities to refund large amounts of property taxes previously collected from those property owners.

Under current law, every municipal tax assessor files the municipality’s tax list with the county board of taxation, which subsequently sets the local tax rates. Assessment appeals are filed by property owners on April 1 of each year, or on May 1 in the case of a municipality that has undergone a municipal-wide revaluation or reassessment of real property. Appeals are heard by the county tax board and generally decided in most, if not all, cases by the end of July. Successful appeals that late in the tax year result in reduced assessments, which reduces the municipal tax base. Because the county tax board has already apportioned the tax levy, a decrease in the tax base will result in the under-collection of property taxes to fund current year operations. The real property

assessment calendar enacted as part of the “Real Property Assessment Demonstration Program” re-schedules the property assessment appeal process to dates *prior* to the calculation of the local property tax rate, which allows for a more accurate local property tax rate to reflect local budgetary needs and the true value of the tax base that provides the property tax revenue to fund the local budget.

The chart below sets forth the current statutory dates relative to the individual functions that comprise the real property assessment process, and the dates for those functions under the “Real Property Assessment Demonstration Program.”

<i>DATES RELATIVE TO CERTIFICATION OF THE TAX LIST, ASSESSMENT APPEALS, AND THE CALCULATION OF LOCAL TAX RATES</i>		
<i>Description of Function</i>	<i>Non- Assessment Demonstration Program</i>	<i>Assessment Demonstration Program</i>
Assessing Date	October 1 of pre-tax year	October 1 of pre-tax year
Certification of Preliminary Assessment	N/A	November 1 of pre-tax year
Notification of Assessment Postcards	February 1	November 15 of pre-tax year
Assessment Appeal Filing Deadline	April 1; May 1 in municipalities wherein revaluation of real property has occurred	January 15
Assessment Appeals Heard	May, June and July	February, March and April
Tax List Filed	January 10	May 5
County Preliminary Equalization	March 10	May 15
County Final Equalization	March 10	May 25
Municipal Budget to Tax Board	March 31	May 15
County Budget to Tax Board	April 1	May 15
School Budget to Tax Board	May 19	May 15
Certified Tax Rates	May 20	May 31
Tax Duplicates	June 3	June 3
Tax Bills	June 14	June 14

Section 5 of the bill allows filing fees for real property assessment appeals to be used for costs of software and hardware necessary for computer-assisted mass appraisal of real property, and for all costs related to the maintenance of tax maps in Gloucester County and in municipalities located in a county participating in the “Real Property Assessment Demonstration Program,” P.L.2013, c.15 (C.54:1-101 et seq.).

Section 10, regarding inspections of real property for purposes of a municipal-wide reassessment pursuant to R.S.54:4-23, requires the Gloucester County assessor and assessors in municipalities located in a county participating in the “Real Property Assessment Demonstration Program,” P.L.2013, c.15 (C.54:1-101 et seq.) to make no less than three physical attempts to inspect the interior of each of the properties in a taxing district not later than December 31<sup>st</sup> of the eighth year immediately preceding the year of the

implementation of the proposed district-wide reassessment. This section also permits these interior inspections to be performed in an ongoing eight-year assessment cycle.

Section 11 authorizes the county governing body of Gloucester County to appoint assistant deputy county assessors as needed. This section also would require that a candidate for the position of deputy county assessor or assistant deputy county assessor shall hold a certified tax assessor certificate. Under the bill, a candidate for either of those positions may substitute, for any requirement of years of experience for appointment to those positions, on a year for year basis, membership in the Appraisal Institute or four years of experience as a Principal Assistant Assessor.

As reported, this bill is identical to the Committee Substitute for Assembly Bill No 4448, as substituted and reported.

**FISCAL IMPACT:**

The enactment of the bill will result in an indeterminate decrease in municipal expenditures and an indeterminate increase in county expenditures.

If the revised property tax assessment appeal schedule proposed by the substitute allows county boards of taxation to hear and decide these appeals earlier than under the current calendar, municipalities will experience a reduction in costs associated with the payment of assessment appeal refunds and the financing of assessment appeal refunds. County boards of taxation may experience an increase in costs associated with certain aspects of property tax administration, but only to the extent that these costs (i.e., the maintenance of tax maps) are new expenses. Gloucester County will experience an increase in costs associated with the appointment of assistant deputy county assessors. Information on the number of assistant deputy county assessors that may be appointed is not available.

STATEMENT TO

SENATE COMMITTEE SUBSTITUTE FOR

**SENATE, No. 2836**

with Senate Floor Amendments  
(Proposed by Senator SWEENEY)

ADOPTED: JUNE 19, 2017

These amendments would require that municipal property taxpayers be notified of current year assessments and previous year property taxes.

**LEGISLATIVE FISCAL ESTIMATE**  
**SENATE, No. 2836**  
**STATE OF NEW JERSEY**  
**217th LEGISLATURE**

DATED: JUNE 1, 2017

**SUMMARY**

**Synopsis:** Revises certain real property assessment practices and requirements.

**Type of Impact:** Indeterminate reduction in municipal expenditures.  
 Indeterminate potential increase in county expenditures.

**Agencies Affected:** Division of Taxation (Treasury), counties, and 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>Municipal Cost</b>	Indeterminate Decrease – See comments below		
<b>County Cost</b>	Indeterminate Increase – See comments below		

- The enactment of Senate Bill No. 2836 would result in an indeterminate decrease in municipal expenditures and an indeterminate increase in county expenditures.
- If the revised property tax assessment appeal schedule proposed by the bill allows county boards of taxation to hear and decide these appeals earlier than under the current calendar, municipalities will experience a reduction in costs associated with the payment of assessment appeal refunds and the financing of assessment appeal refunds.
- County boards of taxation may experience an increase in costs associated with certain aspects of property tax administration, but only to the extent that these costs (i.e., the maintenance of tax maps) are new expenses.
- Gloucester County would experience an increase in costs associated with the appointment of assistant deputy county assessors. Information on the number of assistant deputy county assessors that may be appointed is not available.

**BILL DESCRIPTION**

Senate Bill No. 2836 of 2016 revises certain real property assessment practices and requirements. The bill revises the current dates for the administration of the assessment of real property in order to create a more accurate assessment process and proposes re-scheduling the

property assessment appeal process to dates prior to the calculation of local property tax rates. The bill allows revenues raised by filing fees for real property assessment appeals to be support costs associated with software and hardware necessary for computer-assisted mass appraisal of property and for all costs associated with the maintenance of tax maps. The bill also revises the process of notifying property taxpayers of their current year property assessment by changing the method of notification from an individual notification mailed to each taxpayer to a notification provided to all taxpayers through a municipality's website. If the municipality does not have a website, or if a property taxpayer makes a written request to the municipal assessor, the notice must be provided by posted mail.

The bill also requires a municipal assessor to make no less than three physical attempts to inspect the interior of each property in a taxing district not later than December 31 of the eighth year immediately preceding the year of the implementation of a proposed district-wide reassessment. The bill allows the governing body of a county operating under the "Property Tax Assessment Reform Act," P.L.2009, c.118 (C.54:1-86 et seq.), currently only Gloucester County, to appoint assistant deputy county assessors as needed, and establishes qualifications for candidates for the position of deputy county assessor or assistant deputy county assessor.

## **FISCAL ANALYSIS**

### ***EXECUTIVE BRANCH***

None received.

### ***OFFICE OF LEGISLATIVE SERVICES***

The Office of Legislative Services concludes that the enactment of Senate Bill No. 2836 may result in an indeterminate decrease municipal expenditures and an indeterminate increase in county expenditures. To the extent that the revised property assessment calendar and tax appeal schedule allows for assessment appeals to be decided earlier in the year, municipalities will experience a reduction in costs associated with the payment of refunds to property owners and the financing of property tax refunds. Municipalities would also experience a reduction in costs associated with publication of certain property assessment notices. Counties may experience an increase in property tax administration costs. Gloucester County would experience an additional increase in costs associated with the appointment of assistant deputy county assessors.

State law requires assessment appeals to be filed with county boards of taxation by April 1. Appeals are then heard and decided by the county boards of taxation in May, June, and July. Current law also requires a property owner who has filed an assessment appeal to continue paying any property taxes and municipal charges due for the current tax year. Under the current schedule, it is likely that a property owner will make the first two quarterly property tax payments for a calendar year, which are due on February 1 and May 1, before an assessment appeal is decided. If the assessment appeal is successful, the municipality is required to refund excess taxes, plus interest, to the property owner. From time to time municipalities have been required to finance the payment of assessment appeal refunds through the issuance of bonds or notes.

The revised property assessment and tax appeal calendar proposed by the bill requires assessment appeals to be filed by January 15 and heard and decided by the county boards of taxation in February, March, and April. In this scenario, a property owner would pay the first quarterly property tax payment before an assessment appeal is decided. While a municipality is



still required, if the assessment appeal is successful, to refund excess taxes plus interest, the total amount refunded would be smaller because a property owner has made only one quarterly property tax payment. If a municipality finances the payment of assessment appeal refunds through the issuance of bonds or notes, it may experience a reduction in expenses associated with interest payments and issuance costs.

The bill amends current law to allow the use of revenues generated by assessment appeal filing fees to pay costs of hardware and software necessary for computer-assisted mass appraisal of real property, and for costs related to the maintenance of tax maps. According to the 2014 Annual Report of the New Jersey Division of Taxation, county boards of taxation collected \$3,501,900 in assessment appeal filing fee revenues in calendar year 2013. It is unclear what amount of assessment appeal filing fee revenues is available to pay the costs authorized under the bill, but to the extent those costs are currently supported by other county revenues, these revenues may be redirected for other purposes. Current law dedicates assessment appeal revenues towards supporting the modernization of record-retention capabilities of the county boards of taxation and defraying the costs of recording and transcribing assessment appeal proceedings.

Gloucester County would experience an increase in costs associated with the appointment of assistant deputy county assessors. Information on the number of assistant deputy county assessors that may be appointed is not available.

*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.).

**LEGISLATIVE FISCAL ESTIMATE**  
 [First Reprint]  
 SENATE COMMITTEE SUBSTITUTE FOR  
**SENATE, No. 2836**  
**STATE OF NEW JERSEY**  
**217th LEGISLATURE**

DATED: JANUARY 11, 2018

**SUMMARY**

**Synopsis:** Concerns certain real property assessment practices and requirements.

**Type of Impact:** Recurring reduction in municipal expenditures.  
 Recurring potential increase in county expenditures.

**Agencies Affected:** Division of Taxation (Treasury) and select counties and municipalities.

**Office of Legislative Services Estimate**

Fiscal Impact	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
<b>Municipal Cost</b>	Indeterminate Decrease – See comments below		
<b>County Cost</b>	Indeterminate Increase – See comments below		

- The Office of Legislative Services (OLS) concludes that the enactment of this bill may result in an indeterminate decrease in municipal expenditures and an indeterminate increase in county expenditures. If enacted into law, the legislation would affect Gloucester County, Monmouth County, and municipalities in those counties.
- If the revised property assessment appeal schedule proposed by the bill allows county boards of taxation to hear and decide these appeals earlier than under the current calendar, municipalities will experience a reduction in costs associated with the payment of assessment appeal refunds and the financing of assessment appeal refunds.
- County boards of taxation may experience an increase in costs associated with certain aspects of property tax administration, but only to the extent that these costs (i.e., the maintenance of tax maps) are new expenses.
- Gloucester County would experience an increase in costs associated with the appointment of assistant deputy county assessors. Information on the number of assistant deputy county assessors that may be appointed is not available.

## **BILL DESCRIPTION**

This bill revises certain real property assessment practices and requirements in counties operating under the “Property Tax Assessment Reform Act,” (“Act”) P.L.2009, c.118 (C.54:1-86 et seq.). Currently, only Gloucester County operates under the Act. The legislation requires Gloucester County to utilize the alternative real property assessment calendar established for municipalities participating in the “Real Property Assessment Demonstration Program,” P.L.2013, c.15 (C.54:4-101 et seq.) and proposes rescheduling the property assessment appeal process to dates prior to the calculation of local property tax rates. The revised dates for the administration of the assessment of real property are intended to create a more accurate assessment process.

The bill also allows Gloucester County to use revenues raised by filing fees for real property assessment appeals to support costs associated with software and hardware necessary for computer-assisted mass appraisal of property and for all costs associated with the maintenance of tax maps.

The bill requires the county assessor (for Gloucester County) or the municipal assessor (in Monmouth County municipalities) to make no fewer than three physical attempts to inspect the interior of each property in a taxing district not later than December 31 of the eighth year immediately preceding the year of the implementation of a proposed district-wider reassessment. Finally, the bill allows the Gloucester County Board of Chosen Freeholders to appoint assistant deputy county assessors, as needed, and establishes qualifications for candidates for the position of deputy county assessor or assistant deputy county assessor.

## **FISCAL ANALYSIS**

### ***EXECUTIVE BRANCH***

None received.

### ***OFFICE OF LEGISLATIVE SERVICES***

The OLS concludes that the enactment of the bill may result in an indeterminate decrease municipal expenditures and an indeterminate increase in county expenditures. To the extent that the revised property assessment and tax appeal calendar allows assessment appeals to be decided earlier in the year, Gloucester County municipalities will experience a reduction in costs associated with the payment of refunds to property owners and the financing of property tax refunds. Gloucester County would experience an additional increase in costs associated with the appointment of assistant deputy county assessors.

State law requires assessment appeals to be filed with county boards of taxation by April 1. Appeals are then heard and decided by the county boards of taxation in May, June, and July. Current law also requires a property owner who has filed an assessment appeal to continue paying any property taxes and municipal charges due for the current tax year. Under the current schedule, it is likely that a property owner will make the first two quarterly property tax payments for a calendar year, which are due on February 1 and May 1, before an assessment appeal is decided. If the assessment appeal is successful, the municipality is required to refund excess taxes, plus interest, to the property owner. From time to time municipalities have been

required to finance the payment of assessment appeal refunds through the issuance of bonds or notes if they do not have sufficient funds to pay cash refunds.

The revised property assessment and tax appeal calendar proposed by the bill requires assessment appeals to be filed by January 15 and heard and decided by the county boards of taxation in February, March, and April. In this scenario, a property owner would pay the first quarterly property tax payment before an assessment appeal is decided. While a municipality is still required, if the assessment appeal is successful, to refund excess taxes plus interest, the total amount refunded would be smaller because a property owner has made only one quarterly property tax payment. If a municipality finances the payment of assessment appeal refunds through the issuance of bonds or notes, it may experience a reduction in expenses associated with interest payments and issuance costs. Current law requires municipal budgets to be adopted by March 20. While this deadline is routinely extended, it is possible that a municipal budget will be adopted prior to the adjudication of all assessment appeals.

The bill amends current law to allow the use of revenues generated by assessment appeal filing fees to pay costs of hardware and software necessary for computer-assisted mass appraisal of real property, and for costs related to the maintenance of tax maps. According to the 2014 Annual Report of the New Jersey Division of Taxation, county boards of taxation collected \$3,501,900 in assessment appeal filing fee revenues in calendar year 2013. It is unclear what amount of assessment appeal filing fee revenues is available to pay the costs authorized under the bill, but to the extent those costs are currently supported by other county revenues, these revenues may be redirected for other purposes. Current law requires assessment appeal revenues to be used to support the modernization of record-retention capabilities of the county boards of taxation and defray the costs of recording and transcribing assessment appeal proceedings.

Gloucester County would experience an increase in costs associated with the appointment of assistant deputy county assessors. Information on the number of assistant deputy county assessors that may be appointed is not available.

*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.).

**ASSEMBLY, No. 4448**

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

INTRODUCED JANUARY 10, 2017

**Sponsored by:**

**Assemblyman ADAM J. TALIAFERRO**

**District 3 (Cumberland, Gloucester and Salem)**

**SYNOPSIS**

Revises certain real property assessment practices and requirements.

**CURRENT VERSION OF TEXT**

As introduced.



A4448 TALIAFERRO

2

1 AN ACT concerning real property assessment practices, and  
2 amending and supplementing various parts of the statutory law.

3

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

6

7 1. Section 19 of P.L.1979, c.499 (C.54:3-5.1) is amended to  
8 read as follows:

9 19. a. The president of each county board of taxation shall  
10 **[annually on or before August 15]** report to the Director of the  
11 Division of Taxation in the Department of the Treasury **[**, except  
12 that the president of a county board of taxation participating in the  
13 demonstration program established in section 4 of P.L.2013,  
14 c.15 (C.54:1-104) shall make this required report to the director**]**  
15 annually on or before June 1. Such report shall be in such form as  
16 shall be prescribed by the director and shall contain such  
17 information and statistics as may be appropriate to demonstrate for  
18 the immediately preceding 3-month period during which tax appeals  
19 were heard by the county board: the total number of appeals filed  
20 with the county board; the disposition of the various appeals  
21 disposed of during that period; the character of appeals filed with  
22 regard to the classification of properties appealed; the total amount  
23 of assessments involved in those appeals; the number of appeals  
24 filed in each filing fee category during that period; and, the total  
25 amount of reductions and increases of assessed valuation granted by  
26 the board during that period.

27 b. The Director of the Division of Taxation shall annually  
28 review the reports required under subsection a. of this section, and  
29 shall include a summary of the information contained therein in the  
30 division's annual report.

31 (cf: P.L.2013, c.15, s.6)

32

33 2. R.S.54:3-17 is amended to read as follows:

34 54:3-17. Each county tax administrator shall annually ascertain  
35 and determine, according to his best knowledge and information,  
36 the general ratio or percentage of true value at which the real  
37 property of each taxing district is in fact assessed according to the  
38 tax lists laid before the board. On or before **[March 1]** May 15  
39 each year, **[or on or before May 15 in the case of a county board of**  
40 **taxation participating in the demonstration program established in**  
41 **section 4 of P.L.2013, c.15 (C.54:1-104),]** the county tax  
42 administrator shall prepare and submit to the county board an  
43 equalization table showing, for each district, the following items:

44 (a) The percentage level established pursuant to law for  
45 expressing the taxable value of real property in the county;

**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.**

- 1 (b) The aggregate assessed value of the real property, exclusive  
2 of class II railroad property;
- 3 (c) The ratio of aggregate assessed to aggregate true value of the  
4 real property, exclusive of class II railroad property;
- 5 (d) The aggregate true value of the real property, exclusive of  
6 class II railroad property;
- 7 (e) The amount by which the valuation in item (b) should be  
8 increased or decreased in order to correspond to item (d);
- 9 (f) The aggregate assessed value of machinery implements and  
10 equipment and all other personal property used in business;
- 11 (g) The aggregate true value of machinery, implements and  
12 equipment and all other personal property used in business;
- 13 (h) The aggregate equalized valuation of machinery, implements  
14 and equipment and all other personal property used in business,  
15 computed by multiplying the aggregate true value thereof by the  
16 lower of (1) that percentage level established pursuant to law for  
17 expressing the taxable value of real property in the county, or (2)  
18 the average ratio of assessed to true value of real property as  
19 promulgated by the director on October 1 of the pretax year,  
20 pursuant to chapter 86, laws of 1954, for State school aid purposes,  
21 as the same may have been modified by the Tax Court;
- 22 (i) The amount by which the valuation in item (f) should be  
23 increased or decreased in order to correspond to item (h).
- 24 A copy of the table shall be mailed to the assessor of each  
25 district, and to the Division of Taxation, and be posted at the  
26 courthouse, not later than **【March 1, or not later than】** May 15 **【in**  
27 **the case of a county board of taxation participating in the**  
28 **demonstration program established in section 4 of P.L.2013, c.15**  
29 **(C.54:1-104)】**.
- 30 (cf: P.L.2013, c.15, s.7)

31

32 3. R.S.54:3-18 is amended to read as follows:

33 54:3-18. The county board of taxation in each county shall meet  
34 annually for the purpose of reviewing the equalization table  
35 prepared pursuant to R.S.54:3-17 with respect to the several taxing  
36 districts of the county. At the meeting a hearing shall be given to  
37 the assessors and representatives of the governing bodies of the  
38 various taxing districts for the purpose of determining the accuracy  
39 of the ratios and valuations of property as shown in the equalization  
40 table, and the board shall confirm or revise the table in accordance  
41 with the facts. The hearings may be adjourned from time to time  
42 but the equalization shall be completed before **【March 10, or not**  
43 **later than】** May 25 **【in the case of a county board of taxation**  
44 **participating in the demonstration program established in section 4**  
45 **of P.L.2013, c.15 (C.54:1-104)】**. At the first hearing any taxing  
46 district may object to the ratio or valuation fixed for any other  
47 district, but no increase in any valuation as shown in the table shall

1 be made by the board without giving a hearing, after 3 days' notice,  
2 to the governing body and assessor of the taxing district affected.

3 (cf: P.L.2013, c.15, s.8)

4  
5 4. R.S.54:3-21 is amended to read as follows:

6 54:3-21. a. **[(1)** Except as provided in subsection b. of this  
7 section a taxpayer feeling aggrieved by the assessed valuation of the  
8 taxpayer's property, or feeling discriminated against by the assessed  
9 valuation of other property in the county, or a taxing district which  
10 may feel discriminated against by the assessed valuation of property  
11 in the taxing district, or by the assessed valuation of property in  
12 another taxing district in the county, may on or before April 1, or 45  
13 days from the date the bulk mailing of notification of assessment is  
14 completed in the taxing district, whichever is later, appeal to the  
15 county board of taxation by filing with it a petition of appeal;  
16 provided, however, that any such taxpayer or taxing district may on  
17 or before April 1, or 45 days from the date the bulk mailing of  
18 notification of assessment is completed in the taxing district,  
19 whichever is later, file a complaint directly with the Tax Court, if  
20 the assessed valuation of the property subject to the appeal exceeds  
21 \$1,000,000. In a taxing district where a municipal-wide revaluation  
22 or municipal-wide reassessment has been implemented, a taxpayer  
23 or a taxing district may appeal before or on May 1 to the county  
24 board of taxation by filing with it a petition of appeal or, if the  
25 assessed valuation of the property subject to the appeal exceeds  
26 \$1,000,000, by filing a complaint directly with the State Tax Court.  
27 Within ten days of the completion of the bulk mailing of  
28 notification of assessment, the assessor of the taxing district shall  
29 file with the county board of taxation a certification setting forth the  
30 date on which the bulk mailing was completed. If a county board of  
31 taxation completes the bulk mailing of notification of assessment,  
32 the tax administrator of the county board of taxation shall within ten  
33 days of the completion of the bulk mailing prepare and keep on file  
34 a certification setting forth the date on which the bulk mailing was  
35 completed. A taxpayer shall have 45 days to file an appeal upon the  
36 issuance of a notification of a change in assessment. An appeal to  
37 the Tax Court by one party in a case in which the Tax Court has  
38 jurisdiction shall establish jurisdiction over the entire matter in the  
39 Tax Court. All appeals to the Tax Court hereunder shall be in  
40 accordance with the provisions of the State Uniform Tax Procedure  
41 Law, R.S.54:48-1 et seq.

42 If a petition of appeal or a complaint is filed on April 1 or during  
43 the 19 days next preceding April 1, a taxpayer or a taxing district  
44 shall have 20 days from the date of service of the petition or  
45 complaint to file a cross-petition of appeal with a county board of  
46 taxation or a counterclaim with the Tax Court, as appropriate.

47 (2) With respect to property located in a county participating in  
48 the demonstration program established in section 4 of P.L.2013,  
49 c.15 (C.54:1-104), and ~~except~~ **Except** as provided in subsection b.



1 of this section, a taxpayer feeling aggrieved by the assessed  
2 valuation of the taxpayer's property, or feeling discriminated against  
3 by the assessed valuation of other property in the county, or a  
4 taxing district which may feel discriminated against by the assessed  
5 valuation of property in the taxing district, or by the assessed  
6 valuation of property in another taxing district in the county, may  
7 on or before January 15, or 45 days from the date the bulk mailing  
8 of notification of assessment is completed in the taxing district,  
9 whichever date is later, appeal to the county board of taxation by  
10 filing with it a petition of appeal; provided, however, that any such  
11 taxpayer, or taxing district, may on or before April 1, or 45 days  
12 from the date the bulk mailing of notification of assessment is  
13 completed in the taxing district, whichever date is later, file a  
14 complaint directly with the Tax Court, if the assessed valuation of  
15 the property subject to the appeal exceeds \$1,000,000.

16 If a petition of appeal is filed on January 15 or during the 19  
17 days next preceding January 15, or a complaint is filed with the Tax  
18 Court on April 1 or during the 19 days next preceding April 1, a  
19 taxpayer or a taxing district shall have 20 days from the date of  
20 service of the petition or complaint to file a cross-petition of appeal  
21 with a county board of taxation or a counterclaim with the Tax  
22 Court, as appropriate.

23 Within 10 days of the completion of the bulk mailing of  
24 notification of assessment, the assessor of the taxing district shall  
25 file with the county board of taxation a certification setting forth the  
26 date on which the bulk mailing was completed. If a county board of  
27 taxation completes the bulk mailing of notification of assessment,  
28 the tax administrator of the county board of taxation shall within 10  
29 days of the completion of the bulk mailing prepare and keep on file  
30 a certification setting forth the date on which the bulk mailing was  
31 completed. A taxpayer shall have 45 days to file an appeal upon the  
32 issuance of a notification of a change in assessment. An appeal to  
33 the Tax Court by one party in a case in which the Tax Court has  
34 jurisdiction shall establish jurisdiction over the entire matter in the  
35 Tax Court. All appeals to the Tax Court hereunder shall be in  
36 accordance with the provisions of the State Uniform Tax Procedure  
37 Law, R.S.54:48-1 et seq.

38 b. No taxpayer or taxing district shall be entitled to appeal  
39 either an assessment or an exemption or both that is based on a  
40 financial agreement subject to the provisions of the "Long Term  
41 Tax Exemption Law" under the appeals process set forth in  
42 subsection a. of this section.

43 (cf: P.L.2013, c.15, s.9)

44

45 5. Section 18 of P.L.1979, c.499 (C.54:3-21.3a) is amended to  
46 read as follows:

47 18. All revenues received by the county from fees, either  
48 established or increased pursuant to this amendatory and  
49 supplementary act, shall be used exclusively for the purposes of

1 modernizing the record-retention capabilities of the county board of  
2 taxation, for defraying the costs incurred by the county board of  
3 taxation in recording and transcribing appeal proceedings, setting  
4 forth memorandums of judgment and in providing copies thereof,  
5 for paying any salary required to be paid by the county which is  
6 increased pursuant to this amendatory and supplementary act, **[and**  
7 **to effectuate]** effectuating the provisions of the real property  
8 assessment demonstration program established by section 4 of  
9 P.L.2013, c.15 (C.54:1-104), paying for costs of software and  
10 hardware necessary for computer-assisted mass appraisal of real  
11 property, and paying for all costs related to the maintenance of tax  
12 maps.

13 (cf: P.L.2013, c.15, s.10)

14

15 6. R.S.54:4-35 is amended to read as follows:

16 54:4-35. **[a.** Except as provided in subsection b. of this section,  
17 **the]** The assessor shall determine his taxable valuations of real  
18 property as of October 1 in each year and shall complete the  
19 preparation of **[his** assessment list by January 10 following, on  
20 which date he shall attend before the county board of taxation and  
21 file with the board his complete assessment list, and a true copy  
22 thereof, to be called the assessor's duplicate. Such list and duplicate  
23 shall include the assessments of personal property reported or  
24 determined pursuant to this chapter. They shall be properly made  
25 up in such manner and form required by the Director of the Division  
26 of Taxation pursuant to R.S.54:4-26, to be examined, revised and  
27 corrected by the board as provided by law.

28 b. In the case of a municipality located in a county where the  
29 county board of taxation is participating in the demonstration  
30 program established in section 4 of P.L.2013, c.15 (C.54:1-104), the  
31 assessor shall determine the taxable valuations of real property as of  
32 October 1 in each year and shall complete the preparation of **]** the  
33 preliminary assessment list by November 1, and the assessor shall  
34 appear on that date before the county board of taxation and shall file  
35 with the board a hard copy of the complete preliminary assessment  
36 list, or shall certify to the board, on forms promulgated by the  
37 Director of the Division of Taxation in the Department of the  
38 Treasury, that the electronic file within the county's MOD-IV tax  
39 system is his complete preliminary assessment list.

40 After all of the assessment appeals filed with the county tax  
41 board have been decided, the assessor shall complete the  
42 preparation of the final assessment list by May 5, on which date the  
43 assessor shall appear before the county board of taxation and shall  
44 file with the board his completed final assessment list, and a true  
45 copy of the final assessment list, which true copy shall be the  
46 assessor's duplicate. The final assessment and the assessor's  
47 duplicate shall include the assessments of personal property  
48 reported or determined pursuant to the requirements of chapter 4 of

1 Title 54 of the Revised Statutes, in such manner and form as shall  
2 be required by the director pursuant to R.S.54:4-26, and shall be  
3 examined, revised and corrected by the board as provided by law.  
4 (cf: P.L.2013, c.15, s.13)

5  
6 7. R.S.54:4-38 is amended to read as follows:

7 54:4-38. a. **【**Except as provided in subsection b. of this section,  
8 every assessor, at least ten days before filing the complete  
9 assessment list and duplicate with the county board of taxation, and  
10 before annexing thereto his affidavit as required in section 54:4-36  
11 of this title, shall notify each taxpayer of the current assessment and  
12 preceding year's taxes and give public notice by advertisement in at  
13 least one newspaper circulating within his taxing district of a time  
14 and place when and where the assessment list may be inspected by  
15 any taxpayer for the purpose of enabling the taxpayer to ascertain  
16 what assessments have been made against him or his property and  
17 to confer informally with the assessor as to the correctness of the  
18 assessments, so that any errors may be corrected before the filing of  
19 the assessment list and duplicate. Thereafter, the assessor shall  
20 notify each taxpayer by mail within 30 days of any change to the  
21 assessment. This notification of change of assessment shall contain  
22 the prior assessment and the current assessment.】 (Deleted by  
23 amendment, P.L. , c. ) (pending before the Legislature as this  
24 bill)

25 b. **【**In the case of a municipality located in a county where the  
26 county board of taxation is participating in the demonstration  
27 program established in section 4 of P.L.2013, c.15 (C.54:1-104),  
28 every**】** (1) Every assessor, before filing the preliminary assessment  
29 list with the county board of taxation pursuant to **【**subsection b. of**】**  
30 R.S.54:4-35, shall **【**notify each taxpayer**】** provide public notice  
31 of the preliminary assessment and preceding year's taxes pursuant to  
32 subsection c. of this section, and give public notice by  
33 advertisement in at least one newspaper circulating within his  
34 taxing district of a time and place when and where the assessment  
35 list may be inspected by any taxpayer for the purpose of enabling  
36 the taxpayer to ascertain what assessments have been made against  
37 the taxpayer or the taxpayer's property.

38 (2) Thereafter, the assessor shall notify each taxpayer by mail  
39 within 30 days of any change to the assessment which has occurred  
40 as the result of a municipal-wide revaluation or reassessment of real  
41 property within the municipality. This notification of change of  
42 assessment shall contain the prior assessment and the current  
43 assessment.

44 c. The notification required in paragraph (1) of subsection b. of  
45 this section may be accomplished by the assessor providing the  
46 information on the municipality's Internet website for all municipal  
47 property taxpayers, if such a website exists. If such a website does

1 not exist, or if a property taxpayer makes a written request to the  
2 assessor, the assessor shall provide the notice by mail.

3 (cf: P.L.2013, c.15, s.14)

4

5 8. Section 32 of P.L.1991, c.75 (C.54:4-38.1) is amended to  
6 read as follows:

7 32. a. **【**Except as provided in subsection b. of this section, every  
8 assessor, prior to February 1, shall notify by mail each taxpayer of  
9 the current assessment and preceding year's taxes. Thereafter, the  
10 assessor or county board of taxation shall notify each taxpayer by  
11 mail within 30 days of any change to the assessment. This  
12 notification of change of assessment shall contain the prior  
13 assessment and the current assessment. The director shall establish  
14 the form of notice of assessment and change of assessment. Any  
15 notice issued by the assessor or county board of taxation shall  
16 contain information instructing taxpayers on how to appeal their  
17 assessment.**】** (Deleted by amendment, P.L. \_\_\_\_\_,  
18 c. \_\_\_\_\_) (pending before the Legislature as this bill)

19 b. **【**In the case of a municipality located in a county where the  
20 county board of taxation is participating in the demonstration  
21 program established in section 4 of P.L.2013, c.15 (C.54:1-104),  
22 every**】** (1) Every assessor, on or before November 15 of the pretax  
23 year, shall **【**notify by mail each taxpayer**】** provide public notice  
24 of the preliminary assessment and preceding year's taxes pursuant to  
25 the provision of subsection d. of this section. Thereafter, the  
26 assessor or county board of taxation shall notify each taxpayer by  
27 mail within 30 days of any change to the assessment which has  
28 occurred as the result of a municipal-wide revaluation or  
29 reassessment of real property within the municipality. This  
30 notification of change of assessment shall contain the prior  
31 assessment and the current assessment. The director shall establish  
32 the form of notice of assessment and change of assessment. Any  
33 notice issued by the assessor or county board of taxation shall  
34 contain information instructing taxpayers on how to appeal their  
35 assessment.

36 c. **【**The county board of taxation of the demonstration county  
37 shall make the preliminary data electronically accessible to the  
38 public by posting the data in searchable form on the county's  
39 website not later than 15 business days after the submission of the  
40 preliminary data.**】** (Deleted by amendment, P.L. \_\_\_\_\_,  
41 c. \_\_\_\_\_) (pending before the Legislature as this bill)

42 d. The notification required in paragraph (1) of subsection b. of  
43 this section may be accomplished by the assessor providing the  
44 information on the municipality's webpage for all municipal  
45 property taxpayers, if such a webpage exists. If such a webpage  
46 does not exist, or if a property taxpayer makes a written request to  
47 the assessor, the assessor shall provide the information by mail.

48 (cf: P.L.2013, c.15, s.15)

- 1       9. R.S.54:4-52 is amended to read as follows:  
2       54:4-52. The county board of taxation shall, on or before **【May**  
3       20, or on or before**】** May 31 **【in the case of a county board of**  
4       taxation participating in the demonstration program established in  
5       section 4 of P.L.2013, c.15 (C.54:1-104)**】**, fill out a table of  
6       aggregates copied from the duplicates of the several assessors and  
7       the certifications of the Director of the Division of Taxation relating  
8       to second-class railroad property, and enumerating the following  
9       items:  
10      (1) The total number of acres and lots assessed;  
11      (2) The value of the land assessed;  
12      (3) The value of the improvements thereon assessed;  
13      (4) The total value of the land and improvements assessed,  
14      including:  
15      a. Second-class railroad property;  
16      b. All other real property.  
17      (5) The value of the personal property assessed, stating in  
18      separate columns:  
19      a. Value of household goods and chattels assessed;  
20      b. Value of farm stock and machinery assessed;  
21      c. Value of stocks in trade, materials used in manufacture and  
22      other personal property assessed under section 54:4-11;  
23      d. Value of all other tangible personal property used in  
24      business assessed.  
25      (6) Deductions allowed, stated in separate columns:  
26      a. Household goods and other exemptions under the provisions  
27      of section 54:4-3.16 of this Title;  
28      b. Property exempted under section 54:4-3.12 of this Title.  
29      (7) The net valuation taxable;  
30      (8) Amounts deducted under the provisions of sections 54:4-49  
31      and 54:4-53 of this Title or any other similar law (adjustments  
32      resulting from prior appeals);  
33      (9) Amounts added under any of the laws mentioned in  
34      subdivision 8 of this section (like adjustments);  
35      (10) Amounts added for equalization under the provisions of  
36      sections 54:3-17 to 54:3-19 of this Title;  
37      (11) Amounts deducted for equalization under the provisions of  
38      sections 54:3-17 to 54:3-19 of this Title;  
39      (12) Net valuation on which county, State and State school taxes  
40      are apportioned;  
41      (13) The number of polls assessed;  
42      (14) The amount of dog taxes assessed;  
43      (15) The property exempt from taxation under the following  
44      special classifications:  
45      a. Public school property;  
46      b. Other school property;  
47      c. Public property;  
48      d. Church and charitable property;

- 1 e. Cemeteries and graveyards;
- 2 f. Other exemptions not included in foregoing classifications  
3 subdivided showing exemptions of real property and exemptions of  
4 personal property;
- 5 g. The total amount of exempt property.
- 6 (16) State road tax;
- 7 (17) State school tax;
- 8 (18) County taxes apportioned, exclusive of bank stock taxes;
- 9 (19) Local taxes to be raised, exclusive of bank stock taxes,  
10 subdivided as follows:
- 11 a. District school tax;
- 12 b. Other local taxes.
- 13 (20) Total amount of miscellaneous revenues, including surplus  
14 revenue appropriated, for the support of the taxing district budget,  
15 which, for a municipality operating under the State fiscal year, shall  
16 be the amounts for the fiscal year ending June 30 of the year in  
17 which the table is prepared;
- 18 (21) District court taxes;
- 19 (22) Library tax;
- 20 (23) Bank stock taxes due taxing district;
- 21 (24) Tax rate for local taxing purposes to be known as general  
22 tax rate to apply per \$100.00 of valuation, which general tax rate  
23 shall be rounded up to the nearest one-half penny after receipt in  
24 any year of a municipal resolution submitted to the county tax board  
25 on or before April 1 of that tax year requesting that the general tax  
26 rate be rounded up to the nearest one-half penny.
- 27 For municipalities operating under the State fiscal year, the  
28 amount for local municipal purposes shall be the amount as  
29 certified pursuant to section 16 of P.L.1994, c.72 (C.40A:4-12.1).  
30 The table shall also include a footnote showing the amount raised  
31 by taxation for municipal purposes as shown in the State fiscal year  
32 budget ending June 30 of the year the table is prepared.
- 33 In addition to the above such other matters may be added, or  
34 such changes in the foregoing items may be made, as may from  
35 time to time be directed by the Director of the Division of Taxation.  
36 The forms for filling out tables of aggregates shall be prescribed by  
37 the director and sent by him to the county treasurers of the several  
38 counties to be by them transmitted to the county board of taxation.  
39 Such table of aggregates shall be correctly added by columns and  
40 shall be signed by the members of the county board of taxation and  
41 shall within three days thereafter be transmitted to the county  
42 treasurer who shall file the same and forthwith cause it to be printed  
43 in its entirety and shall transmit certified copy of same to the  
44 Director of the Division of Taxation, the State Auditor, the Director  
45 of the Division of Local Government Services in the Department of  
46 Community Affairs, the clerk of the board of freeholders, and the  
47 clerk of each municipality in the county.
- 48 (cf: P.L.2013, c.15, s.16)

1       10. (New section) Regarding inspections of real property for  
2 purposes of a municipal-wide reassessment pursuant to R.S.54:4-23,  
3 the assessor shall make three good-faith attempts to physically  
4 inspect the interior of each of the properties in a taxing district not  
5 later than December 31<sup>st</sup> of the eighth year immediately preceding  
6 the year of the implementation of the proposed district-wide  
7 reassessment. Such inspections may be performed in an eight-year  
8 ongoing assessment cycle. If, after the third attempt to inspect the  
9 interior of the premises, access to the interior of the premises has  
10 not been granted by the property owner, the assessor shall assess the  
11 property using other observations and sources, including  
12 information on the property record card maintained by the assessor.  
13

14       11. Section 6 of P.L.2009, c.118 (C.54:1-91) is amended to read  
15 as follows:

16       6. a. **【**During the revaluation period set forth pursuant to  
17 section 5 of P.L.2009, c.118 (C.54:1-90), and subject to the  
18 requirements of section 13 of P.L.2009, c.118 (C.54:1-98), the**】**  
19 The county governing body shall appoint deputy county assessors  
20 and assistant deputy county assessors as needed, subject to the  
21 requirements of section 13 of P.L.2009, c.118 (C.54:1-98). Deputy  
22 county assessors and assistant deputy county assessors may be  
23 appointed at any time after the appointment of the county assessor  
24 in a pilot county.

25       A candidate for the position of deputy county assessor or  
26 assistant deputy county assessor shall hold a certified tax assessor  
27 certificate. Such a candidate may substitute, for any requirement of  
28 years of experience for appointment to those positions, on a year for  
29 year basis, membership in the Appraisal Institute or years of  
30 experience as a Principal Assistant Assessor.

31       b. The county assessor shall direct the work of all deputy  
32 county assessors.

33       c. (1) The county assessor shall be responsible to the county  
34 governing body for the efficient operation of his office and of the  
35 deputy county assessors within the pilot county.

36       (2) The county assessor shall determine employment  
37 jurisdictions for deputy county assessors under his supervision,  
38 however, the county governing body shall establish their hours of  
39 employment, the terms and conditions of their employment, and fix  
40 their compensation.

41       d. The county assessor shall establish a permanent central  
42 office within the pilot county, and may authorize additional  
43 permanent or temporary district offices within the pilot county,  
44 within the limits of funds made available for those purposes by the  
45 county governing body.

46       e. (1) The county assessor may request that the county  
47 governing body employ such additional professional and clerical  
48 assistants as are necessary for the performance of his duties.

1 (2) Any professional or clerical assistants supervised by the  
2 county assessor shall be employees of the pilot county.

3 f. After December 31 of the third full year next following  
4 **【enactment of P.L.2009, c.118 (C.54:1-86 et al.)】** the first  
5 appointment of a county assessor pursuant to subsection a. of  
6 section 4 of P.L.2009, c.118 (C.54:1-89), the position of county tax  
7 administrator is abolished in **【the】** that pilot county.  
8 (cf: P.L.2009, c.118, s.6)

9  
10 12. (New section) The State Treasurer, in consultation with the  
11 Director of the Division of Taxation in the Department of the  
12 Treasury, pursuant to the provisions of the “Administrative  
13 Procedure Act,” P.L.1968, c.410 (C.52:14B-1 et seq.), shall adopt  
14 rules and regulations to effectuate the provisions of P.L. ,  
15 c. (C. ) (pending before the Legislature as this bill).

16  
17 13. This act shall take effect immediately.

18  
19  
20 STATEMENT

21  
22 This bill would revise certain real property assessment practices  
23 and requirements.

24 Sections 1 through 9 of the bill would revise the current dates for  
25 the administration of the assessment of real property in order to  
26 create a more accurate process for that essential assessment  
27 function. The provisions of these sections of the bill would  
28 specifically address the systemic costs which result from the losses  
29 due to successful assessment appeals by property owners, which  
30 reduce the property tax base and which require municipalities to  
31 refund large amounts of property taxes collected from those  
32 property owners prior to the successful assessment appeal, which  
33 lowers their assessment, and thereby lowers the amount of property  
34 taxes due and payable from those property owners.

35 Under current law, every municipal tax assessor files the  
36 municipality’s tax list with the county board of taxation, which  
37 subsequently sets the local tax rates. Assessment appeals are filed  
38 by property owners on April 1 of each year, or on May 1 in the case  
39 of a municipality that has undergone a municipal-wide revaluation  
40 or reassessment of real property. Appeals are heard by the county  
41 tax board and generally decided in most, if not all, cases by the end  
42 of July. Successful appeals that late in the tax year result in  
43 reduced assessments, which results in a reduced municipal tax base,  
44 which then results in the under-collection of property taxes to fund  
45 current year operations. Sections 1 through 9 of this bill would  
46 propose the re-scheduling of the property assessment appeal process  
47 to dates prior to the calculation of the local property tax rate, which  
48 would allow for a more accurate local property tax rate to reflect



**A4448 TALIAFERRO**

1 local budgetary needs and the true value of the tax base that  
 2 provides the property tax revenue to fund the local budget.

3 The following chart sets forth the current statutory dates relative  
 4 to the individual functions that comprise the real property  
 5 assessment process, and the proposed dates for those functions  
 6 under sections 1 through 9 of the bill:

7

<b><i>DATES RELATIVE TO CERTIFICATION OF THE TAX LIST, ASSESSMENT APPEALS, AND THE CALCULATION OF LOCAL TAX RATES IN ALL MUNICIPALITIES</i></b>			
<b><i>Description Function</i></b>	<b><i>of</i></b>	<b><i>Current Date</i></b>	<b><i>Proposed Date</i></b>
Assessing Date		October 1 of pre-tax year	October 1 of pre-tax year
Certification of Preliminary Assessment		N/A	November 1 of pre-tax year
Notification of Assessment Postcards		February 1	November 15 of pre-tax year
Assessment Appeal Filing Deadline		April 1; May 1 in municipalities wherein revaluation of real property has occurred	January 15
Assessment Appeals Heard		May, June and July	February, March and April
Tax List Filed		January 10	May 5
County Preliminary Equalization		March 10	May 15
County Final Equalization		March 10	May 25
Municipal Budget to Tax Board		March 31	May 15
County Budget to Tax Board		April 1	May 15
School Budget to Tax Board		May 19	May 15
Certified Tax Rates		May 20	May 31
Tax Duplicates		June 3	June 3
Tax Bills		June 14	June 14

8

9 Section 5 of the bill would also allow filing fees for real property  
 10 assessment appeals to be used for costs of software and hardware  
 11 necessary for computer-assisted mass appraisal of real property, and  
 12 for all costs related to the maintenance of tax maps.

13 Sections 7 and 8 of the bill would also revise the process of  
 14 notifying property taxpayers of their current year property  
 15 assessment by changing that notification from an individual

1 notification to each property taxpayer, to a notification to all  
2 property taxpayers through providing the information on the  
3 municipality's Internet website for all municipal property taxpayers,  
4 if such a website exists. If such a website does not exist, or if a  
5 property taxpayer makes a written request to the assessor, the  
6 assessor must provide the notice by mail.

7 Section 10, regarding inspections of real property for purposes of  
8 a municipal-wide reassessment pursuant to R.S.54:4-23, would  
9 require a municipal assessor to make no less than three physical  
10 attempts to inspect the interior of each of the properties in a taxing  
11 district not later than December 31<sup>st</sup> of the eighth year immediately  
12 preceding the year of the implementation of the proposed district-  
13 wide reassessment. This section would also permit these interior  
14 inspections to be performed in an eight-year ongoing assessment  
15 cycle.

16 Section 11 would authorize the county governing body of a  
17 county operating under the "Property Tax Assessment Reform Act,"  
18 P.L.2009, c.118 (C.54:1-86 et seq., currently only Gloucester  
19 County) to appoint assistant deputy county assessors as needed.  
20 This section also would require that a candidate for the position of  
21 deputy county assessor or assistant deputy county assessor shall  
22 hold a certified tax assessor certificate. Under the bill, a candidate  
23 for either of those positions may substitute, for any requirement of  
24 years of experience for appointment to those positions, on a year for  
25 year basis, membership in the Appraisal Institute or four years of  
26 experience as a Principal Assistant Assessor.

# ASSEMBLY APPROPRIATIONS COMMITTEE

## STATEMENT TO

### ASSEMBLY COMMITTEE SUBSTITUTE FOR ASSEMBLY, No. 4448

# STATE OF NEW JERSEY

DATED: DECEMBER 18, 2017

The Assembly Appropriations Committee reports favorably an Assembly Committee Substitute for Assembly Bill No. 4448.

This Assembly Committee Substitute requires Gloucester County, as the pilot county under the “Property Tax Assessment Reform Act,” P.L.2009, c.118 (C.54:1-86 et seq.) to operate on a permanent basis under the alternative real property assessment calendar established for municipalities participating in the “Real Property Assessment Demonstration Program,” P.L.2013, c.15 (C.54:1-101 et seq.). Currently, Monmouth County is the only county participating in the “Real Property Assessment Demonstration Program.” As part of its report in 2015, one of Gloucester County’s “Recommended Changes to Regulations and Laws Regarding County-based Real Property Assessment” was to incorporate the assessment calendar revisions in the “Real Property Assessment Demonstration Program.”

The alternative real property assessment calendar implemented as part of the “Real Property Assessment Demonstration Program” is designed to specifically address the systemic costs which result from losses due to successful assessment appeals by property owners, which reduce the property tax base, and which require municipalities to refund large amounts of property taxes previously collected from those property owners.

Under current law, every municipal tax assessor files the municipality’s tax list with the county board of taxation, which subsequently sets the local tax rates. Assessment appeals are filed by property owners on April 1 of each year, or on May 1 in the case of a municipality that has undergone a municipal-wide revaluation or reassessment of real property. Appeals are heard by the county tax board and generally decided in most, if not all, cases by the end of July. Successful appeals that late in the tax year result in reduced assessments, which reduces the municipal tax base. Because the county tax board has already apportioned the tax levy, a decrease in the tax base will result in the under-collection of property taxes to fund current year operations. The real property assessment calendar enacted as part of the “Real Property Assessment Demonstration Program” re-schedules the property

assessment appeal process to dates *prior* to the calculation of the local property tax rate, which allows for a more accurate local property tax rate to reflect local budgetary needs and the true value of the tax base that provides the property tax revenue to fund the local budget.

The chart below sets forth the current statutory dates relative to the individual functions that comprise the real property assessment process, and the dates for those functions under the “Real Property Assessment Demonstration Program.”

<b><i>DATES RELATIVE TO CERTIFICATION OF THE TAX LIST, ASSESSMENT APPEALS, AND THE CALCULATION OF LOCAL TAX RATES</i></b>		
<b><i>Description of Function</i></b>	<b><i>Non-Demonstration Program</i></b>	<b><i>Assessment Demonstration Program</i></b>
Assessing Date	October 1 of pre-tax year	October 1 of pre-tax year
Certification of Preliminary Assessment	N/A	November 1 of pre-tax year
Notification of Assessment Postcards	February 1	November 15 of pre-tax year
Assessment Appeal Filing Deadline	April 1; May 1 in municipalities wherein revaluation of real property has occurred	January 15
Assessment Appeals Heard	May, June and July	February, March and April
Tax List Filed	January 10	May 5
County Preliminary Equalization	March 10	May 15
County Final Equalization	March 10	May 25
Municipal Budget to Tax Board	March 31	May 15
County Budget to Tax Board	April 1	May 15
School Budget to Tax Board	May 19	May 15
Certified Tax Rates	May 20	May 31
Tax Duplicates	June 3	June 3
Tax Bills	June 14	June 14

Section 5 of the substitute allows filing fees for real property assessment appeals to be used for costs of software and hardware necessary for computer-assisted mass appraisal of real property, and for all costs related to the maintenance of tax maps in Gloucester County and in municipalities located in a county participating in the “Real Property Assessment Demonstration Program,” P.L.2013, c.15 (C.54:1-101 et seq.).

Section 10, regarding inspections of real property for purposes of a municipal-wide reassessment pursuant to R.S.54:4-23, requires the Gloucester County assessor and assessors in municipalities located in a county participating in the “Real Property Assessment Demonstration Program,” P.L.2013, c.15 (C.54:1-101 et seq.) to make no less than three physical attempts to inspect the interior of each of the properties in a taxing district not later than December 31<sup>st</sup> of the eighth year immediately preceding the year of the implementation of the proposed district-wide reassessment. This

section permits these interior inspections to be performed in an ongoing eight-year assessment cycle.

Section 11 authorizes the county governing body of Gloucester County to appoint assistant deputy county assessors as needed. This section also requires that a candidate for the position of deputy county assessor or assistant deputy county assessor hold a certified tax assessor certificate. Under the s, a candidate for either of those positions may substitute, for any requirement of years of experience for appointment to those positions, on a year for year basis, membership in the Appraisal Institute or four years of experience as a Principal Assistant Assessor.

As substituted and reported, this bill is identical to Senate Bill 2836 SCS (1R), as also reported by the committee.

FISCAL IMPACT:

The enactment of the substitute will result in an indeterminate decrease in municipal expenditures and an indeterminate increase in county expenditures.

If the revised property tax assessment appeal schedule proposed by the substitute allows county boards of taxation to hear and decide these appeals earlier than under the current calendar, municipalities will experience a reduction in costs associated with the payment of assessment appeal refunds and the financing of assessment appeal refunds. County boards of taxation may experience an increase in costs associated with certain aspects of property tax administration, but only to the extent that these costs (i.e., the maintenance of tax maps) are new expenses. Gloucester County will experience an increase in costs associated with the appointment of assistant deputy county assessors. Information on the number of assistant deputy county assessors that may be appointed is not available.

**LEGISLATIVE FISCAL ESTIMATE**  
**ASSEMBLY, No. 4448**  
**STATE OF NEW JERSEY**  
**217th LEGISLATURE**

DATED: JUNE 5, 2017

**SUMMARY**

**Synopsis:** Revises certain real property assessment practices and requirements.

**Type of Impact:** Indeterminate reduction in municipal expenditures.  
 Indeterminate potential increase in county expenditures.

**Agencies Affected:** Division of Taxation (Treasury), counties, and 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>Municipal Cost</b>	Indeterminate Decrease – See comments below		
<b>County Cost</b>	Indeterminate Increase – See comments below		

- The enactment of Assembly Bill No. 4448 would result in an indeterminate decrease in municipal expenditures and an indeterminate increase in county expenditures.
- If the revised property tax assessment appeal schedule proposed by the bill allows county boards and taxation to hear and decide these appeals earlier than under the current calendar, municipalities will experience a reduction in costs associated with the payment of assessment appeal refunds and the financing of assessment appeal refunds.
- County boards of taxation may experience an increase in costs associated with certain aspects of property tax administration, but only to the extent that these costs (i.e., the maintenance of tax maps) are new expenses.
- Gloucester County would experience an increase in costs associated with the appointment of assistant deputy county assessors. Information on the number of assistant deputy county assessors that may be appointed is not available.

**BILL DESCRIPTION**

Assembly Bill No. 4448 of 2017 revises certain real property assessment practices and requirements. The bill revises the current dates for the administration of the assessment of real

property in order to create a more accurate assessment process and proposes re-scheduling the property assessment appeal process to dates prior to the calculation of local property tax rates. The bill allows revenues raised by filing fees for real property assessment appeals to be support costs associated with software and hardware necessary for computer-assisted mass appraisal of property and for all costs associated with the maintenance of tax maps. The bill also revises the process of notifying property taxpayers of their current year property assessment by changing the method of notification from an individual notification mailed to each taxpayer to a notification provided to all taxpayers through a municipality's website. If the municipality does not have a website, or if a property taxpayer makes a written request to the municipal assessor, the notice must be provided by postal mail.

The bill also requires a municipal assessor to make no less than three physical attempts to inspect the interior of each property in a taxing district not later than December 31 of the eighth year immediately preceding the year of the implementation of a proposed district-wide reassessment. The bill allows the governing body of a county operating under the "Property Tax Assessment Reform Act," P.L.2009, c.118 (C.54:1-86 et seq.), currently only Gloucester County, to appoint assistant deputy county assessors as needed, and establishes qualifications for candidates for the position of deputy county assessor or assistant deputy county assessor.

## **FISCAL ANALYSIS**

### ***EXECUTIVE BRANCH***

None received.

### ***OFFICE OF LEGISLATIVE SERVICES***

The Office of Legislative Services concludes that the enactment of Assembly Bill No. 4448 may result in an indeterminate decrease municipal expenditures and an indeterminate increase in county expenditures. To the extent that the revised property assessment calendar and tax appeal schedule allows for assessment appeals to be decided earlier in the year, municipalities will experience a reduction in costs associated with the payment of refunds to property owners and the financing of property tax refunds. Municipalities would also experience a reduction in costs associated with publication of certain property assessment notices. Counties may experience an increase in property tax administration costs. Gloucester County would experience an additional increase in costs associated with the appointment of assistant deputy county assessors.

State law requires assessment appeals to be filed with county boards of taxation by April 1. Appeals are then heard and decided by the county boards of taxation in May, June, and July. Current law also requires a property owner who has filed an assessment appeal to continue paying any property taxes and municipal charges due for the current tax year. Under the current schedule, it is likely that a property owner will make the first two quarterly property tax payments for a calendar year, which are due on February 1 and May 1, before an assessment appeal is decided. If the assessment appeal is successful, the municipality is required to refund excess taxes, plus interest, to the property owner. From time to time municipalities have been required to finance the payment of assessment appeal refunds through the issuance of bonds or notes.

The revised property assessment and tax appeal calendar proposed by the bill requires assessment appeals to be filed by January 15 and heard and decided by the county boards of taxation in February, March, and April. In this scenario, a property owner would pay the first

quarterly property tax payment before an assessment appeal is decided. While a municipality is still required, if the assessment appeal is successful, to refund excess taxes plus interest, the total amount refunded would be smaller because a property owner has made only one quarterly property tax payment. If a municipality finances the payment of assessment appeal refunds through the issuance of bonds or notes, it may experience a reduction in expenses associated with interest payments and issuance costs.

The bill amends current law to allow the use of revenues generated by assessment appeal filing fees to pay costs of hardware and software necessary for computer-assisted mass appraisal of real property, and for costs related to the maintenance of tax maps. According to the 2014 Annual Report of the New Jersey Division of Taxation, county boards of taxation collected \$3,501,900 in assessment appeal filing fee revenues in calendar year 2013. It is unclear what amount of assessment appeal filing fee revenues is available to pay the costs authorized under the bill, but to the extent those costs are currently supported by other county revenues, these revenues may be redirected for other purposes. Current law dedicates assessment appeal revenues towards supporting the modernization of record-retention capabilities of the county boards of taxation and defraying the costs of recording and transcribing assessment appeal proceedings.

Gloucester County would experience an increase in costs associated with the appointment of assistant deputy county assessors. Information on the number of assistant deputy county assessors that may be appointed is not available.

*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.).



**LEGISLATIVE FISCAL ESTIMATE**  
**ASSEMBLY COMMITTEE SUBSTITUTE FOR**  
**ASSEMBLY, No. 4448**  
**STATE OF NEW JERSEY**  
**217th LEGISLATURE**

DATED: JANUARY 11, 2018

**SUMMARY**

**Synopsis:** Concerns certain real property assessment practices and requirements.

**Type of Impact:** Recurring reduction in municipal expenditures.  
 Recurring potential increase in county expenditures.

**Agencies Affected:** Division of Taxation (Treasury) and select counties and municipalities.

**Office of Legislative Services Estimate**

<b>Fiscal Impact</b>	<u><b>Year 1</b></u>	<u><b>Year 2</b></u>	<u><b>Year 3</b></u>
<b>Municipal Cost</b>	Indeterminate Decrease – See comments below		
<b>County Cost</b>	Indeterminate Increase – See comments below		

- The Office of Legislative Services (OLS) concludes that the enactment of this bill may result in an indeterminate decrease in municipal expenditures and an indeterminate increase in county expenditures. If enacted into law, the legislation would affect Gloucester County, Monmouth County, and municipalities in those counties.
- If the revised property assessment appeal schedule proposed by the bill allows county boards of taxation to hear and decide these appeals earlier than under the current calendar, municipalities will experience a reduction in costs associated with the payment of assessment appeal refunds and the financing of assessment appeal refunds.
- County boards of taxation may experience an increase in costs associated with certain aspects of property tax administration, but only to the extent that these costs (i.e., the maintenance of tax maps) are new expenses.
- Gloucester County would experience an increase in costs associated with the appointment of assistant deputy county assessors. Information on the number of assistant deputy county assessors that may be appointed is not available.

## **BILL DESCRIPTION**

This bill revises certain real property assessment practices and requirements in counties operating under the “Property Tax Assessment Reform Act,” (“Act”) P.L.2009, c.118 (C.54:1-86 et seq.). Currently, only Gloucester County operates under the Act. The legislation requires Gloucester County to utilize the alternative real property assessment calendar established for municipalities participating in the “Real Property Assessment Demonstration Program,” P.L.2013, c.15 (C.54:4-101 et seq.) and proposes rescheduling the property assessment appeal process to dates prior to the calculation of local property tax rates. The revised dates for the administration of the assessment of real property are intended to create a more accurate assessment process.

The bill also allows Gloucester County to use revenues raised by filing fees for real property assessment appeals to support costs associated with software and hardware necessary for computer-assisted mass appraisal of property and for all costs associated with the maintenance of tax maps.

The bill requires the county assessor (for Gloucester County) or the municipal assessor (in Monmouth County municipalities) to make no fewer than three physical attempts to inspect the interior of each property in a taxing district not later than December 31 of the eighth year immediately preceding the year of the implementation of a proposed district-wider reassessment. Finally, the bill allows the Gloucester County Board of Chosen Freeholders to appoint assistant deputy county assessors, as needed, and establishes qualifications for candidates for the position of deputy county assessor or assistant deputy county assessor.

## **FISCAL ANALYSIS**

### ***EXECUTIVE BRANCH***

None received.

### ***OFFICE OF LEGISLATIVE SERVICES***

The OLS concludes that the enactment of the bill may result in an indeterminate decrease municipal expenditures and an indeterminate increase in county expenditures. To the extent that the revised property assessment and tax appeal calendar allows assessment appeals to be decided earlier in the year, Gloucester County municipalities will experience a reduction in costs associated with the payment of refunds to property owners and the financing of property tax refunds. Gloucester County would experience an additional increase in costs associated with the appointment of assistant deputy county assessors.

State law requires assessment appeals to be filed with county boards of taxation by April 1. Appeals are then heard and decided by the county boards of taxation in May, June, and July. Current law also requires a property owner who has filed an assessment appeal to continue paying any property taxes and municipal charges due for the current tax year. Under the current schedule, it is likely that a property owner will make the first two quarterly property tax payments for a calendar year, which are due on February 1 and May 1, before an assessment appeal is decided. If the assessment appeal is successful, the municipality is required to refund excess taxes, plus interest, to the property owner. From time to time municipalities have been

required to finance the payment of assessment appeal refunds through the issuance of bonds or notes if they do not have sufficient funds to pay cash refunds.

The revised property assessment and tax appeal calendar proposed by the bill requires assessment appeals to be filed by January 15 and heard and decided by the county boards of taxation in February, March, and April. In this scenario, a property owner would pay the first quarterly property tax payment before an assessment appeal is decided. While a municipality is still required, if the assessment appeal is successful, to refund excess taxes plus interest, the total amount refunded would be smaller because a property owner has made only one quarterly property tax payment. If a municipality finances the payment of assessment appeal refunds through the issuance of bonds or notes, it may experience a reduction in expenses associated with interest payments and issuance costs. Current law requires municipal budgets to be adopted by March 20. While this deadline is routinely extended, it is possible that a municipal budget will be adopted prior to the adjudication of all assessment appeals.

The bill amends current law to allow the use of revenues generated by assessment appeal filing fees to pay costs of hardware and software necessary for computer-assisted mass appraisal of real property, and for costs related to the maintenance of tax maps. According to the 2014 Annual Report of the New Jersey Division of Taxation, county boards of taxation collected \$3,501,900 in assessment appeal filing fee revenues in calendar year 2013. It is unclear what amount of assessment appeal filing fee revenues is available to pay the costs authorized under the bill, but to the extent those costs are currently supported by other county revenues, these revenues may be redirected for other purposes. Current law requires assessment appeal revenues to be used to support the modernization of record-retention capabilities of the county boards of taxation and defray the costs of recording and transcribing assessment appeal proceedings.

Gloucester County would experience an increase in costs associated with the appointment of assistant deputy county assessors. Information on the number of assistant deputy county assessors that may be appointed is not available.

*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.).