

# NEW JERSEY HOMEOWNER'S GUIDE TO PROPERTY TAXES



ASSOCIATION OF MUNICIPAL  
ASSESSORS OF NEW JERSEY

Property taxes are top of mind for many New Jersey homeowners. The state has the highest property taxes in the nation, with an average property tax bill of more than \$10,000 (2025). Recent federal tax law changes increased the annual deduction for state and local taxes from \$10,000 to \$40,000. Moreover, homeowners often have questions about how much of their tax dollars go to the different government agencies that receive the proceeds.

All of these factors led the New Jersey Society of Certified Public Accountants (NJCPC) to team up with New Jersey Realtors® and the Association of Municipal Assessors of NJ, with the help of the Bloustein School of Planning and Policy at Rutgers, to offer Garden State residents this comprehensive guide to understanding property taxes. The guide answers everyday questions homeowners have about how their home's value is assessed, how their tax bill is created and where tax dollars get allocated.

We hope this guide will serve as a useful source of information for New Jersey homeowners.

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This document was updated in October 2025.

# INTRODUCTION

New Jerseyans are busy and constantly on the go. Work, family and commuting demands leave many of us with little time to try to understand how taxes work and what they pay for. This is especially true when it comes to property taxes. **After all, who really has time to stop and decode all of this?** →

Knowing how your property taxes work, however, is important. Like anything else you spend money on, you want to know what you are paying for.

*Did you know? Even though not all property tax bills look exactly the same, they all have similar information.*

2025 FINAL/2026 PRELIMINARY TAX BILL		BERKELEY TOWNSHIP OCEAN COUNTY		EXPLANATION OF TAXES										
BLOCK NUMBER	LOT NUMBER	DESCRIPTION	DATE PER EMT	AMOUNT OF TAX										
4, 155	60	COUNTY TAX	0.484	875.56										
1SF1G 1232		COUNTY PROPERTY TAX	0.496	981.83										
Land Owners:		COUNTY HEALTH TAX	0.029	52.46										
50x110		COUNTY OPEN SPACE TAX	0.029	52.46										
50x110		REGIONAL SCHOOL TAX	0.557	1007.61										
50x110		LOCAL SCHOOL TAX	0.147	280.07										
50x110		MUNICIPAL OPEN SPACE TAX	0.010	18.09										
EXEMPTIONS \$0,000		2025 TOTAL TAX	2,590	4685.31										
NET ASSESSED VALUE: 180,900		2025 NET TAX		4685.31										
		LESS 2025 PREV. BILLED		2100.75										
		BALANCE OF 2025 TAX		2504.56										
2025 3RD QTR TAX DUE NOVEMBER 1, 2025		2025 1ST QTR	1171.33	2025 2ND QTR	1171.33									
1252.28		1252.28		1252.28										
INFORMATION FOR TAXPAYERS		2026 PRELIMINARY TAX												
MAKE CHECK PAYABLE TO: BERKELEY TOWNSHIP TAX COLLECTOR MAIL TO: PO BOX 8 ADDRESS: 100 Rte 224..... FAX: (732) 818-8372		PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2025 TOTAL NET TAX 2342.66												
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION		DISTRIBUTION OF TAXES												
ALL PAYMENTS MUST BE RECEIVED BY NOVEMBER 10, 2025 TO AVOID INTEREST WE DO NOT ACCEPT POST MARKS ALL POST-DATED CHECKS WILL BE RETURNED.		<table border="1"> <tr> <td>County Taxes</td> <td>22.47%</td> <td>\$ 1052.84</td> </tr> <tr> <td>School Taxes</td> <td>46.83%</td> <td>\$ 2194.31</td> </tr> <tr> <td>Municipal Taxes</td> <td>30.70%</td> <td>\$ 1438.16</td> </tr> </table>				County Taxes	22.47%	\$ 1052.84	School Taxes	46.83%	\$ 2194.31	Municipal Taxes	30.70%	\$ 1438.16
County Taxes	22.47%	\$ 1052.84												
School Taxes	46.83%	\$ 2194.31												
Municipal Taxes	30.70%	\$ 1438.16												
State Property Tax Relief Programs: A listing of programs and their eligibility requirements are on the Division of Taxation's website at <a href="https://www.state.nj.us/treasury/taxation/relief.shtml">https://www.state.nj.us/treasury/taxation/relief.shtml</a>														

BERKELEY TOWNSHIP OCEAN COUNTY 2026-2		BERKELEY TOWNSHIP OCEAN COUNTY 2026-1	
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH PAYMENT		TAX COLLECTOR'S STUB - DETACH AND RETURN WITH PAYMENT	
2026 2ND QUARTER TAX DUE MAY 1, 2026		2026 1ST QUARTER TAX DUE MAY 1, 2026	
BLOCK NUMBER	LOT NUMBER	BLOCK NUMBER	LOT NUMBER
4, 155	60	4, 155	60
TAX ACCOUNT NUMBER	TAX AMOUNT DUE	TAX ACCOUNT NUMBER	TAX AMOUNT DUE
00003816	1171.33	00003816	1171.33
CREDIT:		CREDIT:	
AMT DUE:	0.00	AMT DUE:	0.00
INTEREST:		INTEREST:	
CASH:		CASH:	
CHECK:		CHECK:	
TOTAL:		TOTAL:	

BERKELEY TOWNSHIP OCEAN COUNTY 2025-4		BERKELEY TOWNSHIP OCEAN COUNTY 2025-3	
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH PAYMENT		TAX COLLECTOR'S STUB - DETACH AND RETURN WITH PAYMENT	
2025 4TH QUARTER TAX DUE NOVEMBER 1, 2025		2025 3RD QUARTER TAX DUE AUGUST 1, 2025	
BLOCK NUMBER	LOT NUMBER	BLOCK NUMBER	LOT NUMBER
4, 155	60	4, 155	60
TAX ACCOUNT NUMBER	TAX AMOUNT DUE	TAX ACCOUNT NUMBER	TAX AMOUNT DUE
00003816	1252.28	00003816	1252.28
CREDIT:		CREDIT:	
AMT DUE:	0.00	AMT DUE:	0.00
INTEREST:		INTEREST:	
CASH:		CASH:	
CHECK:		CHECK:	
TOTAL:		TOTAL:	

2025 3rd & 4th Quarter Tax Bill CITY OF ELIZABETH COUNTY OF UNION		EXPLANATION OF TAXES	
BLOCK NUMBER	LOT NUMBER	DESCRIPTION	DATE PER EMT AMOUNT OF TAX
68, 5X115, 08	2 FAMILY	MUNICIPAL TAX	3,268 6920.46
		BAL. PREV. MUNICIPAL TAX	3,268.46 3505.57
		NON-MUNICIPAL TAXES:	
		COUNTY TAX	0.328 1557.35
		DISTRICT SCHOOL SP TAX	0.375 1780.50
		MUNICIPAL LIBRARY TAX	0.012 152.94
EXEMPTIONS		2025 ASSESSED VALUATION INFORMATION	TAX ACT. #
234000		NET ASSESSED VALUE: 4748000	4748000
EXEMPTIONS		TOTAL *	4748000
2394.73		2025 ASSESSED VALUATION INFORMATION	2394.73
2394.73		TOTAL *	4748000
INFORMATION FOR TAXPAYERS		INFORMATION FOR TAXPAYERS	
MAIL TO: TAX COLLECTOR'S OFFICE, 100 RUE MONTGOMERY, HARRIMFIELD SCOTT PLAZA, ELIZABETH, NJ 07201-2462		MAIL TO: CITY OF ELIZABETH, 100 RUE MONTGOMERY, HARRIMFIELD SCOTT PLAZA, ELIZABETH, NJ 07201-2462	
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION		SEE REVERSE SIDE FOR ADDITIONAL INFORMATION	
State Aid Due to Offset Local Property Taxes: The budget of the government agencies funded by this tax bill funds State aid to reduce property taxes on all eligible properties. The amount of aid received by a property owner depends on the assessed value of the property and the aid used to offset property taxes on the parcel (based on its assessed value), visit <a href="http://www.state.nj.us/dca/resource/Property_Aid.aspx">http://www.state.nj.us/dca/resource/Property_Aid.aspx</a>		State Aid Due to Offset Local Property Taxes: The budget of the government agencies funded by this tax bill funds State aid to reduce property taxes on all eligible properties. The amount of aid received by a property owner depends on the assessed value of the property and the aid used to offset property taxes on the parcel (based on its assessed value), visit <a href="http://www.state.nj.us/dca/resource/Property_Aid.aspx">http://www.state.nj.us/dca/resource/Property_Aid.aspx</a>	
Half Year Deduction Codes		Half Year Deduction Codes	
Do Per Disabled Person		Do Per Disabled Person	
S.C. Senior Citizen		S.C. Senior Citizen	
S.S. Single Head of Household		S.S. Single Head of Household	
Vet Veteran		Vet Veteran	
Widow Widow of Veteran		Widow Widow of Veteran	
CITY OF ELIZABETH COUNTY OF UNION		CITY OF ELIZABETH COUNTY OF UNION	
4		3	
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH PAYMENT		TAX COLLECTOR'S STUB - DETACH AND RETURN WITH PAYMENT	
2025 3RD QUARTER TAX DUE AUGUST 1, 2025		2025 4TH QUARTER TAX DUE NOVEMBER 1, 2025	
BLOCK NUMBER		BLOCK NUMBER	
TAX ACCOUNT NUMBER		TAX ACCOUNT NUMBER	
PIN:		PIN:	

  
YOU BUY/OWN  
A HOME

YOU RECEIVE A  
PROPERTY TAX BILL  
BASED ON YOUR HOME'S  
ASSESSED VALUE AND  
YOUR TOWN'S TAX RATE

LEARN MORE ON PAGES 6-10

  
YOU PAY YOUR TAX BILL  
DIRECTLY OR VIA YOUR  
MORTGAGE COMPANY

LEARN MORE ON PAGE 11

  
YOUR TOWN DISPERSES  
THE MONEY FOR  
SCHOOLS, PARKS,  
MUNICIPAL SERVICES  
AND MORE.

LEARN MORE ON PAGES 4 & 12

## PROPERTY TAX TERMINOLOGY

Discussion around property taxes can sometimes get bogged down with government jargon.

This chart will help you navigate the bureaucratic language that can make the process confusing.

WHAT GOVERNMENT CALLS IT	WHAT YOU CALL IT
<b>Taxing District</b>	  <b>Town, county, school system or fire district*</b>
<b>Tax Levy</b>	  <b>The amount of taxes raised</b>
<b>Municipality</b>	  <b>The town where you live or own property</b>
<b>Governing Body</b>	  <b>Your local town council or committee</b>

\*Depending on your town, your tax bill may also include dedicated tax levies for a public library, open space or other purposes allowed by law. A dedicated tax levy requires that the levy be used exclusively for the purposes for which it is raised.

## HOW PROPERTY TAXES ARE USED

Let's get started with perhaps the most important question: How are your property tax dollars used?

Property taxes are generally raised by three different government agencies: your town government, your county government and your public school system.

Money raised by property taxes is used for things such as:



K-12 EDUCATION



MUNICIPAL SERVICES

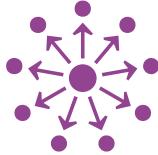


RECREATIONAL SERVICES



INFRASTRUCTURE

*Given the many differences of New Jersey municipalities, in some parts of the state services may be provided by different government agencies.*



## 1. ASSESSMENT

A Certified Municipal Assessor establishes the value of your property.



## 2. BUDGET

Each taxing district sets an annual budget that includes the tax amount (levy) for the district and any dedicated purposes.



## 5. PAYMENT

The tax bill is divided into four installments, due quarterly in February, May, August and November.

Unpaid property taxes will accrue interest and eventually result in a lien. Please refer to page 15 for more information.



## 4. BILLING

Taking your property assessment, your municipal tax collector uses the tax rate to calculate and issue a bill for your property's share of each tax levy.



## 3. CALCULATION

Following state law, a property tax rate is calculated for each tax district levy.



## 1. ASSESSMENT



### What is a Certified Municipal Assessor?

- A specially trained and state-certified municipal employee appointed by the governing body to manage the assessment process as required by state law
- Responsible to the municipality, but work is supervised by the County Board of Taxation (CBT) and the New Jersey Division of Taxation



### What Does a Certified Municipal Assessor Do?

- Establishes values of property by uniform practices based on state laws, rules, court decisions and the state constitution
- Manages appeals and advises the governing body on tax appeal defense and settlements
- Oversees periodic reassessments or revaluations initiated locally or by direction of the CBT
- Does not influence the municipality's budget or tax levy

Each municipality has a Certified Municipal Assessor who establishes the value of each parcel of land and its improvements in the municipality. Some assessors serve multiple municipalities. Municipal officials cannot tell the assessor how, when, or where to assess property or who can perform the assessment.



### What is My Assessment Based On?

Residential properties are periodically assessed at their market value: what a willing buyer would pay a willing seller. However, keeping assessments current to reflect market changes has historically been very time consuming for assessors, so the assessed value of a home may be more or less than what the current real estate market would bear.

Assessed values are changed for several reasons:

- New construction, improvements, demolition, zoning changes;
- A successful appeal by a homeowner who claimed their assessment is higher than the market value of comparable homes;
- The town engages in a town-wide revaluation, when all properties are set to their current market value;
- The assessor uses a state-approved plan that reassesses the town annually. The plan requires all property be inspected over a five-year period.

Today's computer technology makes the reassessment process cost-effective. As a result, more towns are reassessing all of their properties annually.



## 2. BUDGET

**Each taxing district has a fiscal year.** Counties, most towns\* and fire districts use a January-December year; schools use July-June. State laws for each set out a schedule and process for adopting a budget for each taxing district. **The process for all of them usually ends by May.**

**The professional staff in each taxing district work with its elected officials to develop an annual budget.** The budget takes all planned spending and subtracts all known revenue (e.g., fees, fines, state aid, grants, surplus) for the year. The result is the “amount to be raised in taxes”— **the property tax levy.**

**The budget goes through public hearings and local approvals.** It must also be approved by state agencies for compliance with state law (things like accurate revenue estimates and compliance with levy caps), followed by final approval by the governing body. Dedicated tax levies are also set in compliance with state law or local ordinances (laws).

**The final budget is submitted to the County Board of Taxation.** They have the job of calculating the total “taxable value” of each town and then setting the tax rate for each levy (see next page).

\* A small number of towns use a July-June fiscal year, which creates some differences in the timing of the processes.



## 3. CALCULATION

Each County Board of Taxation sets property tax rates using the following factors:

### Ratables

The total **assessed** value of all taxable property in a town calculated by the County Board of Taxation using the work of the municipal assessor.

### Tax Levy

The amount to be raised by property taxes needed for the budget of a taxing district or dedicated purposes. It's the:

*Total budget, minus state aid and all other anticipated revenues (e.g., surplus, grants, tuition, fees, parking meters). Dedicated levies are set by a formula based on state or local law.*

### Tax Rate

The tax rate is the tax levy divided by Ratables/\$100.\*

In other words: Tax Levy / Ratables = Tax Rate

### Sample Calculation

Once the tax rate is set, the municipal tax collector calculates the taxes on each parcel of land using the formula below:

$$\frac{\text{Assessed Value} \times \text{Tax Rate}}{100} = \text{Tax Bill}$$

Here's the calculation for a sample property with a \$300,000 assessment in a town with a \$3.50 tax rate:

$$\frac{\$300,000 \times \$3.50}{100} = \$10,500$$

\*New Jersey practice is to calculate the rate per \$100 of value. This allows tax rates to be shown in pennies.



## 4. BILLING

### Here's how it works:

**Taxes are due in four quarterly installments, on the first day of February, May, August and November.** If your property taxes are paid through a mortgage company, the company makes the payments for you.

**Many municipalities have a grace period that allows payment by the tenth of the month without interest.**

Once the taxes are computed for each parcel, the tax collector issues an annual tax bill for each parcel.\*

**The first and second quarter bill amounts are different from the third and fourth quarter bill amounts:**

- Quarter 1 and 2 amounts are estimates based on half of the prior year's taxes, because budgets are not usually finalized until May.
- Quarter 3 and 4 amounts make up the difference between the estimated and the actual final annual taxes.
- This schedule may be occasionally altered in some towns because of changes in state law or to the state's budget (adopted annually by July 1).

**The tax bill mailing often includes supplemental information about budgets and taxes.**

**If you do not receive a property tax bill in the mail, that does not mean you do not have to pay. Contact your municipality to obtain your bill.**

\*The few towns that use a July-June budget issue bills twice per year. In this case, the first and second quarters are the actual taxes and the third and fourth are the estimates.

# Billing Information

ASSESSED VALUATION INFORMATION 00003816		
LAND	IMPROVEMENTS	TOTAL
EXEMPTIONS 30000	NET TAXABLE VALUE ▶ 150900	180900 180900

**Property value calculation**

BERKELEY TOWNSHIP OCEAN		
BLOCK NUMBER	LOT NUMBER	QUALIFICATION
4.155	60	

**Property ID information**

EXPLANATION OF TAXES		
DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
COUNTY TAX	0.484	875.56
COUNTY LIBRARY TAX	0.048	86.83
COUNTY HEALTH TAX	0.029	52.46
COUNTY OPEN SPACE TAX	0.021	37.99
DISTRICT SCHOOL TAX	0.656	1186.70
REGIONAL SCHOOL TAX	0.557	1007.61
LOCAL MUNICIPAL TAX	0.785	1420.07
MUNICIPAL OPEN SPACE TX	0.010	18.09

## Tax allocation

2025 TOTAL TAX	2.590	4685.31
2025 NET TAX		4685.31
LESS 2025 PREV. BILLED		2180.75
BALANCE OF 2025 TAX		2504.56

**Net taxes. Any tax credit the owner may receive, e.g., the eligible senior citizen, veteran or homestead credit**

INFORMATION FOR TAXPAYERS	
MAKE CHECK PAYABLE TO: BERKELEY TOWNSHIP BERKELEY TOWNSHIP-TAX COLLECTOR	MAIL TO: P.O. BOX B BAYVILLE, NJ 08721 PHONE: (732) 244-7400 FAX: (732) 818-0372
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION	
ALL PAYMENTS MUST BE RECEIVED BY NOVEMBER 10, 2025 TO AVOID INTEREST WE DO NOT ACCEPT POST MARKS. ALL POST DATED CHECKS WILL BE RETURNED.	

**Payment instructions**

2025 FINAL/2026 PRELIMINARY TAX BILL		
BERKELEY TOWNSHIP OCEAN OCEAN COUNTY		
BLOCK NUMBER	LOT NUMBER	QUALIFICATION
4.155	60	
Property Locat. Building Desc. Additional Lots Land Dimens.	1SF1G	1232
Bank	50X110	Tax Acct. # 00003816
ASSESSED VALUATION INFORMATION 00003816		
EXEMPTIONS 30000	NET TAXABLE VALUE ▶ 150900	180900 180900
2025 TOTAL TAX 2.590 4685.31		
2025 NET TAX 4685.31 LESS 2025 PREV. BILLED 2180.75 BALANCE OF 2025 TAX 2504.56		

2025 3RD QTR DUE AUG. 1, 2025 1252.28 2025 4TH QTR DUE NOV. 1, 2025 1252.28 2026 1ST QTR DUE FEB. 1, 2026 1171.33 2026 2ND QTR DUE MAY 1, 2026 1171.33

INFORMATION FOR TAXPAYERS		2026 PRELIMINARY TAX
MAKE CHECK PAYABLE TO: BERKELEY TOWNSHIP BERKELEY TOWNSHIP-TAX COLLECTOR	MAIL TO: P.O. BOX B BAYVILLE, NJ 08721 PHONE: (732) 244-7400 FAX: (732) 818-0372	PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2025 TOTAL NET TAX 2342.66
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION		DISTRIBUTION OF TAXES
ALL PAYMENTS MUST BE RECEIVED BY NOVEMBER 10, 2025 TO AVOID INTEREST WE DO NOT ACCEPT POST MARKS. ALL POST DATED CHECKS WILL BE RETURNED.		County Taxes 22.47% \$ 1052.84 School Taxes 46.83% \$ 2194.31 Municipal Taxes 30.70% \$ 1438.16

**State Property Tax Relief Programs:** A listing of programs and their eligibility requirements are on the Division of Taxation's website at <https://www.state.nj.us/treasury/taxation/relief.shtml>

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## Additional notes from your municipality

2026 PRELIMINARY TAX	
PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2025 TOTAL NET TAX	2342.66

**Next year's first half tax**

**Did you know? The reverse side of the tax bill contains detailed information about tax calculation, how to file a property assessment appeal and eligibility for property tax deductions and credits.**



Many towns offer online payment options through their websites. Payment coupons are only used for in-person payments or when mailing a check. If your mortgage company pays your taxes, you can ignore these coupons.

BLOCK NUMBER	LOT NUMBER	QUALIFICATION
4.155	60	

**When making an electronic payment be sure to include your property identification information.**

BERKELEY TOWNSHIP OCEAN COUNTY 2026-2			
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH PAYMENT 2026 2ND QUARTER TAX DUE MAY 1, 2026			
BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
4.155	60		
TAX ACCOUNT NUMBER 00003816		TAX AMOUNT BILLED 1171.33	DUE MAY 1, 2026
ADJUSTMENT		1171.33-	
CREDIT:		1171.33-	
AMT DUE: INTEREST CASH CHECK TOTAL		0.00	
BERKELEY TOWNSHIP OCEAN COUNTY 2026-1			
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH PAYMENT 2026 1ST QUARTER TAX DUE FEBRUARY 1, 2026			
BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
4.155	60		
TAX ACCOUNT NUMBER 00003816		TAX AMOUNT BILLED 1171.33	DUE FEBRUARY 1, 2026
ADJUSTMENT		1171.33-	
CREDIT:		0.00	
AMT DUE: INTEREST CASH CHECK TOTAL		0.00	
BERKELEY TOWNSHIP OCEAN COUNTY 2025-4			
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH PAYMENT 2025 4TH QUARTER TAX DUE NOVEMBER 1, 2025			
BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
4.155	60		
TAX ACCOUNT NUMBER 00003816		TAX AMOUNT BILLED 1252.28	DUE NOVEMBER 1, 2025
ADJUSTMENT		1252.28-	
CREDIT:		1252.28-	
AMT DUE: INTEREST CASH CHECK TOTAL		0.00	
BERKELEY TOWNSHIP OCEAN COUNTY 2025-3			
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH PAYMENT 2025 3RD QUARTER TAX DUE AUGUST 1, 2025			
BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
4.155	60		
TAX ACCOUNT NUMBER 00003816		TAX AMOUNT BILLED 1252.28	DUE AUGUST 1, 2025
ADJUSTMENT		1252.28-	
CREDIT:		0.00	
AMT DUE: INTEREST CASH CHECK TOTAL		0.00	

**2026-1**  
(2026-1=1<sup>st</sup> quarter payment in 2026)

**BANK CODE**

If used, the bank code tells the tax collector what mortgage company or bank is making the payment on your behalf.

**TAX AMOUNT BILLED** DUE AUGUST 1, 2025  
1252.28

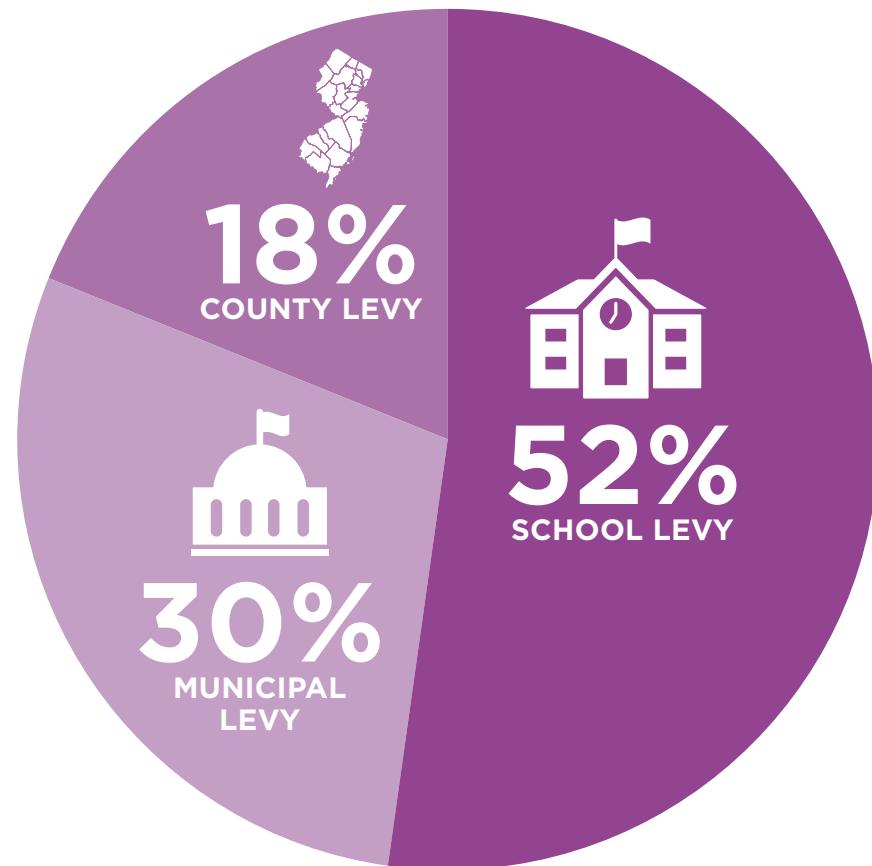
The amount you pay.



## 6. DISBURSEMENT

Once your property taxes are paid, the money is then divided among the school, municipal and county governments and the dedicated purposes. While the percentage that each receives will vary depending on where you live, this chart shows the average total property tax levy (or what percentage of your property tax bill goes where) in New Jersey.

### Average Total Property Tax Levy in New Jersey



# CALENDAR

Here's a look at when each step in the property tax process occurs:

OCTOBER*	NOVEMBER	DECEMBER	JANUARY
<p><b>On Oct. 1, assessors start setting the assessed value of property in each municipality for the next year.</b></p>	<p><b>Fourth quarter taxes are due on Nov. 1.</b> <b>If the full year's taxes are not paid by now, the property could have a tax lien attached to it (see page 15).</b></p>	<p><b>Taxing districts generally begin budget planning for the next year.</b></p>	<p><b>Tax assessors must submit all property assessments to the CBT.</b></p>
FEBRUARY	APRIL	MAY - JULY	
<p><b>Notice of property assessment is mailed to property owners.*</b> <b>First quarter taxes are due on Feb 1.</b></p>	<p><b>Deadline for owners to appeal the assessed value of their home with the CBT is April 1.*</b> <b>Budgets are adopted.</b></p>	<p><b>Second quarter taxes are due May 1.</b> <b>Adoption of budgets and setting of tax levies are completed.</b> <b>The CBT sets property tax rates.</b></p>	
JUNE - JULY		AUGUST	OCTOBER
<p><b>Property tax bills are sent out.</b> <b>CBT appeals are concluded.</b></p>		<p><b>Third quarter taxes are due Aug. 1.</b></p>	<p><b>The process starts again for the next year.</b></p>

\*For properties in Burlington, Gloucester or Monmouth counties, the Notice of Assessment goes out in November, and appeals must be filed by Jan. 15 or 45 days after the notice is mailed. Contact your municipal assessor with any questions.



## HOMEOWNER'S CHECKLIST



If taxes are paid via mortgage, confirm any escrow account balances with your lender.



Paying off your mortgage? Make sure the tax collector is notified of the change and then follow the instructions below.

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OR

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Make sure the municipal tax collector has your correct mailing address.



If you mail your payment or if you are making a payment in person, make a note of the due dates and grace periods for all tax bill installments. Keep the coupons to make sure you pay the correct amount, and include one with your payment.



If you pay electronically through an online service, be sure your payment information includes your property identification information (block, lot, qualification).

# FREQUENTLY ASKED PROPERTY TAX QUESTIONS

## WHAT IF I DO NOT AGREE WITH THE ASSESSED VALUE OF MY HOME?

 State laws regulate the process for appealing the assessment of your home. In most counties,\* the appeal date is April 1 and each February, property owners receive a Notice of Assessment. The Notice shows the assessed value for the land, improvement and the total value for the current and previous years, and the taxes billed (not the amount paid) the previous year. The back side of the notice explains how to file an appeal of your assessment with your County Board of Taxation. You can find contact information about your county tax board at [njactb.org/county-tax-boards](http://njactb.org/county-tax-boards).

## IS INTEREST CHARGED IF THE TAX PAYMENT IS LATE?

 Yes. Taxes paid after the due date or after a grace period ends are charged interest back to the first of the month they were due. Most towns charge the maximum interest allowed by state law on property tax delinquencies: 8% for the first \$1,500 of delinquency, and then 18% for the balance. There are further penalties that can make the interest rate go past 24% if the total delinquency exceeds \$10,000 in a year.

## WHAT HAPPENS IF PROPERTY TAXES ARE NOT PAID?

 If taxes and accumulated interest are not paid in full by the November due date, the municipality will place a lien on the property. A lien is a legal action that means the property cannot be sold until the lien is redeemed by paying the amount due to the town. Interest on the principal continues to accumulate until the lien is redeemed.

Once a year, a municipality must sell all of its liens at a public auction where investors can purchase the lien for the outstanding amount. Interest on the lien continues to accrue to the benefit of the lien buyer. After the sale, interest may accrue at a lower rate, depending on the outcome at the auction. If the owner does not redeem the lien by paying the principal and accruing interest to the municipal tax collector (who then pays the lien holder) within two years, the lien holder can commence foreclosure proceedings in state court.

If the owner fails to redeem the lien prior to the foreclosure sale, the owner can lose the property along with any equity that may have been built up. The process has complexity not described here, and owners who find themselves with a lien on their property should consult an attorney knowledgeable about the process. Additional information can be found at [bit.ly/NJTaxSales](http://bit.ly/NJTaxSales).

\*In Burlington, Gloucester and Monmouth counties, the Notice of Assessment is sent out in November, and the following Jan. 15 is the appeal date.

## WHY ARE INTEREST RATES SO HIGH?

 High interest rates serve as an incentive for all property owners to pay their bills on time. When taxpayers do not pay their bills on time, it can increase the amount the municipality must raise in additional taxes to cover the unpaid amounts. These delinquencies also create cash flow and solvency problems for the municipality.

## I DO NOT OWN A PROPERTY BUT PAY RENT. DO I PAY ANY PROPERTY TAXES?

 You indirectly pay property taxes through your rent. When calculating rents, landlords will normally factor in the taxes on the property as one of the costs they recover from their tenants.

## DO I QUALIFY FOR PROPERTY TAX RELIEF?

 The New Jersey Division of Taxation administers several property tax relief programs for homeowners and renters, including the Senior Freeze, the ANCHOR program and STAY NJ. For up-to-date information about each program, including application forms and filing deadlines, visit [nj.gov/treasury/taxation](http://nj.gov/treasury/taxation).

## WHAT IS AN ESTIMATED TAX BILL?

 State law generally requires property tax bills to be mailed out in June of each year. The bill covers four quarters: August, November, February and May. There may be times, however, when changes to state or local budgets prevent taxing districts from setting their tax levies in time for that mailing. In those cases, the municipality can authorize an estimated third-quarter tax bill for the August installment.

This bill will usually be the same as the two preceding quarters and is due and payable in August as described on the bill (sometimes the bills go out late and the due date may be changed). Once budget issues are resolved and tax rates are set, the municipality will send out a final bill for the November installment. That bill reconciles the full year's taxes and amounts billed so far to show the final bill. It also includes the normal estimated bills for the following February and May.

## ARE PROPERTY TAX PAYMENTS DEDUCTIBLE ON MY INCOME TAX RETURNS?

 Generally, yes. However, there are limits on the amount that may be deducted under state and federal law. Consult a CPA or tax professional regarding your specific tax situation.



The New Jersey Homeowner's Guide to Property Taxes is provided by the New Jersey Society of Certified Public Accountants in partnership with New Jersey Realtors® and the Association of Municipal Assessors of New Jersey.

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