

ASSEMBLY, No. 3888

STATE OF NEW JERSEY
217th LEGISLATURE

INTRODUCED JUNE 6, 2016

Sponsored by:

Assemblyman REED GUSCIORA
District 15 (Hunterdon and Mercer)

SYNOPSIS

Prohibits certain third-party property tax appeals.

CURRENT VERSION OF TEXT

As introduced.



A3888 GUSCIORA

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1 AN ACT concerning property tax appeals and amending R.S.54:3-
2 21.

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

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7 1. R.S.54:3-21 is amended to read as follows:

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

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

6 (2) With respect to property located in a county participating in
7 the demonstration program established in section 4 of P.L.2013,
8 c.15 (C.54:1-104), and except as provided in subsection b. of this
9 section, a taxpayer feeling aggrieved by the assessed valuation or
10 exempt status of the taxpayer's property **],** or feeling discriminated
11 against by the assessed valuation of other property in the county, **]**
12 or a taxing district which may feel discriminated against by the
13 assessed valuation or exempt status of property in the taxing
14 district, or by the assessed valuation or exempt status of property in
15 another taxing district in the county, may on or before January 15,
16 or 45 days from the date the bulk mailing of notification of
17 assessment is completed in the taxing district, whichever date is
18 later, appeal to the county board of taxation by filing with it a
19 petition of appeal; provided, however, that any such taxpayer, or
20 taxing district, may on or before April 1, or 45 days from the date
21 the bulk mailing of notification of assessment is completed in the
22 taxing district, whichever date is later, file a complaint directly with
23 the Tax Court, if the assessed valuation of the property subject to
24 the appeal exceeds \$1,000,000.

25 If a petition of appeal is filed on January 15 or during the 19
26 days next preceding January 15, or a complaint is filed with the Tax
27 Court on April 1 or during the 19 days next preceding April 1, a
28 taxpayer or a taxing district shall have 20 days from the date of
29 service of the petition or complaint to file a cross-petition of appeal
30 with a county board of taxation or a counterclaim with the Tax
31 Court, as appropriate.

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

47 b. No taxpayer or taxing district shall be entitled to appeal
48 either an assessment or an exemption or both that is based on a

1 financial agreement subject to the provisions of the "Long Term
2 Tax Exemption **Law**," P.L.1991, c.431 (C.40A:20-1 et
3 seq.), under the appeals process set forth in subsection a. of this
4 section.
5 (cf: P.L.2013, c.15, s.9)

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7 2. This act shall take effect immediately and shall be applicable
8 to property tax appeals filed for the tax year next following the date
9 of enactment.

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12 STATEMENT

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14 This bill would prohibit property taxpayers from filing property
15 tax appeals with respect to the property of others. Under current
16 law, property taxpayers may challenge the assessment or exempt
17 status of their own property as well as that of any other property in
18 their county. Property tax appeals, however, can be costly and
19 create uncertainty in local government finances. This bill would
20 reduce property tax appeals by limiting property taxpayers to filing
21 property tax appeals concerning their own property.

22 As the representatives of all local taxpayers, local governments
23 are the best and most properly suited parties to challenge the
24 assessment or exempt status of a property whenever the owner is
25 not involved. Accordingly, the bill would not disturb the ability of
26 local governments to appeal the assessment or exempt status of any
27 property in the county.

28 Consistent with judicial precedent, this bill would also clarify
29 that the process for challenging the exempt status of property is the
30 same process for challenging the assessed valuation of property.