

ASSEMBLY, No. 1169

STATE OF NEW JERSEY 218th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2018 SESSION

Sponsored by:

Assemblyman EDWARD H. THOMSON

District 30 (Monmouth and Ocean)

SYNOPSIS

Prohibits performance of revaluation in county by firm in which tax assessor has interest if assessor serves in county.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



A1169 THOMSON

2

1 AN ACT concerning conflicts of interest between tax assessors and
2 revaluation firms and amending P.L.1981, c.393 and P.L.1971,
3 c.424.
4

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

8 1. Section 4 of P.L.1981, c.393 (40A:9-146.4) is amended to
9 read as follows:

10 4. A municipal tax assessor may be appointed in more than one
11 municipality; provided that the holding of additional appointments
12 does not interfere with the proper discharge of statutory duties, nor
13 conflict with obligations to the respective municipalities in which
14 the assessor serves.

15 The compensation of a tax assessor appointed in more than one
16 municipality shall not be reduced, nor shall any increases in
17 compensation be denied, because of the multiple service.

18 No tax assessor shall have any interest whatsoever, directly or
19 indirectly, as an officer, stockholder or employee, or in any other
20 capacity, in a revaluation firm engaged in revaluing properties in
21 any taxing district within a county in which the tax assessor serves.
22 For the purposes of this section, "revaluation firm" includes a
23 parent corporation and a subsidiary of a firm.

24 (cf: P.L.1981, c.393, s.4)
25

26 2. Section 1 of P.L.1971, c.424 (C.54:1-35.35) is amended to
27 read as follows:

28 1. a. The Director of the Division of Taxation in the
29 Department of the Treasury shall by rule establish standards to be
30 used in the valuation and revaluation of real property to be used for
31 assessment purposes and shall prescribe minimum qualifications for
32 firms and individuals engaged in the business of valuing and
33 revaluing all or designated portions of real property in a
34 municipality under contract.

35 b. In addition to qualifications for revaluation firms prescribed
36 by rule pursuant to subsection a. of this section, no revaluation firm
37 shall be qualified to conduct a revaluation in a county if a tax
38 assessor serving in the county has an interest, directly or indirectly,
39 as an officer, stockholder or employee, or in any other capacity, in
40 the revaluation firm, or the parent corporation or a subsidiary of the
41 revaluation firm.

42 (cf: P.L.1971, c.424, s.1)
43

44 3. Section 2 of P.L.1971, c.424 (C.54:1-35.36) is amended to
45 read as follows:

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 2. a. Any municipality proposing to contract for a valuation or
2 revaluation of all or designated portions of the real property in the
3 municipality shall submit the proposed contract to the Director of
4 the Division of Taxation for his review and approval and accord
5 with the standards for such work established by him and for a
6 determination that the proposed contractor meets the prescribed
7 qualifications. The director shall take action on the proposed
8 contract within 30 days of its submission.

9 b. A contract submitted to the director pursuant to subsection a.
10 of this section shall include the following provision with respect to
11 officers, stockholders and employees of a revaluation firm:

12 “No tax assessor within the county shall have any interest
13 whatsoever, directly or indirectly, as an officer, stockholder, or
14 employee or in any other capacity of the revaluation firm.”

15 (cf: P.L.1971, c.424, s.2)

16

17 4. This act shall take effect immediately.

18

19

20

STATEMENT

21

22 This bill prohibits a tax assessor from having an interest in a firm
23 performing revaluations within a county in which the tax assessor
24 serves. The bill also prohibits a revaluation firm in which a tax
25 assessor has an interest from conducting a revaluation in a county in
26 which the assessor serves.