SYNOPSIS
Reinstates prior property tax exemption for nonprofit hospitals with on-site for-profit medical providers; requires some of these hospitals to pay community service contributions; establishes Nonprofit Hospital Community Service Contribution Study Commission; prohibits certain third-party property tax appeals.

CURRENT VERSION OF TEXT
As reported by the Senate Budget and Appropriations Committee on October 22, 2020, with amendments.
AN ACT concerning property tax exemptions, supplementing chapter 48 of Title 40 and chapter 4 of Title 54 of the Revised Statutes, and amending R.S.54:4-3.6 and R.S.54:3-21.

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

1. (New section) a. 1(1) The owner of property used as a hospital or a satellite emergency care facility, which is exempt from taxation pursuant to section 3 of P.L. , c. (C. ) (pending before the Legislature as this bill), shall annually be assessed a community service contribution to the municipality in which the licensed beds of the hospital are located and, in the case of a satellite emergency care facility, to the municipality in which such facility is located. These contributions shall be remitted directly to the municipalities in which the contributions are assessed.

1(2) If a hospital and municipality have entered into a voluntary agreement prior to the enactment of P.L. , c. (C. ) (pending before the Legislature as this bill), the hospital shall be required to pay the greater of the community service contribution required under paragraph (1) of subsection b. of this section, or the amount agreed upon in a voluntary agreement for the duration of the agreement between the municipality and the hospital.

(3) Nothing in this section shall be construed to prohibit a municipality and a hospital from entering into a voluntary agreement requiring additional payments by the hospital to the municipality pursuant to this section.

b. (1) For tax year 1[2018] 2021, the annual community service contribution required pursuant to this section shall, for a hospital, be equal to $2.50 a day for each licensed bed at the hospital in the prior tax year, and shall, for a satellite emergency care facility, be equal to $250 for each day in the prior tax year. For tax year 1[2019] 2022 and each tax year thereafter, the per day amount used to calculate an annual community service contribution for a hospital and a satellite emergency care facility shall increase by two percent over the prior tax year. The Commissioner of Health shall annually promulgate the per day amount to apply for each tax year. 1For the purposes of this subsection, the number of licensed beds per hospital shall not be less than the number of such beds in existence on January 1, 2020.

(2) An annual community service contribution shall be reduced by an amount equal to the sum of any payments remitted to the municipality in which the licensed beds of the hospital or satellite emergency care facility, as the case may be, is located, pursuant to a

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:
1Assembly AAP committee amendments adopted September 17, 2020.
2Senate SBA committee amendments adopted October 22, 2020.
voluntary agreement operative in the prior tax year between the
owner and the municipality to compensate for any municipal
services benefitting the occupants and premises of
the hospital or satellite emergency care facility
(3) An annual community service contribution shall be payable
in equal quarterly installments. The installments shall be payable
on February 1, May 1, August 1, and November 1.
c. The obligation to remit an annual community service
contribution pursuant to this section is legal, valid, and binding. If
a quarterly installment of an annual community service contribution
installment is not paid as and when due pursuant to subsection b. of
this section, the unpaid balance shall constitute a municipal lien on
the hospital or satellite emergency care facility property after 30
days, and shall be enforced and collected in the same manner as
unpaid property taxes.
d. A municipality that receives an annual community service
contribution installment pursuant to this section, or a payment under
a voluntary agreement that reduces the amount of such contribution
pursuant to paragraph (2) of subsection b. of this section, shall
forthwith, upon receipt, remit five percent of the installment or
voluntary payment, as the case may be, to the county in which the
municipality is located.
e. The Commissioner of Health, in consultation with the New
Jersey Health Care Facilities Financing Authority in the Department
of Health and the Director of the Division of Local Government
Services in the Department of Community Affairs, shall, by
January 1, 2019, adopt regulations necessary to effectuate
the provisions of this section pursuant to the "Administrative
f. Notwithstanding any other provision of this section to the
contrary, an owner of property used as a hospital that would
otherwise be required to remit a community service contribution
pursuant to this section shall be exempt from remitting any such
contribution for a tax year if prior to December 1 of the pre-tax
year: (1) the owner certifies to the Department of Health that the
hospital did not balance bill or collect payment from an individual
for inpatient services rendered at the hospital by its employed
physicians during the current calendar year, and that the hospital’s
forbearance of payment was lawful and consistent with an advisory
opinion issued to the hospital by the federal government; and (2)
the hospital has provided community benefit over the preceding
three years for which the hospital has filed such forms averaging at
least 12 percent of the hospital’s total expenses, as documented on
IRS Form 990, Schedule H, part 1, line 7K, column F. The hospital
shall file a copy of the documentation as enumerated in items (1)
and (2) of this subsection with the municipal tax assessor on or
before December 1 of the pre-tax year. Upon receipt of a copy of
the documentation, the tax assessor shall notify the hospital, on or
before December 31, that it is exempt from payment of the
community service contribution for the tax year commencing
January 1.

g. As used in this section:
“Hospital” means a general acute care hospital licensed pursuant
to P.L.1971, c.136 (C.26:2H-1 et seq.), which maintains and
operates organized facilities and services as approved and licensed
by the Department of Health for the diagnosis, treatment, or care of
persons suffering from acute illness, injury, or deformity and in
which all diagnosis, treatment, and care are administered by or
performed under the direction of persons licensed to practice
medicine or osteopathy in the State, and includes all land and
buildings that are used in the delivery of health care services by
such hospital and its medical providers or that are used for the
management, maintenance, administration, support, and security of
such hospital and its medical providers.
“Licensed bed” means one of the total number of acute care beds
for which an acute care hospital is approved for patient care by the
Commissioner of Health, excluding skilled nursing, psychiatric,
sub-acute, and newborn beds, and further excluding any acute care
beds not commissioned for use.
“Medical provider” means an individual or entity which, acting
within the scope of a licensure or certification, provides health care
services, and includes, but is not limited to, a physician, physician
assistant, psychologist, pharmacist, dentist, nurse, nurse
practitioner, social worker, paramedic, respiratory care practitioner,
medical or laboratory technician, ambulance or emergency medical
worker, orthotist or prosthetist, radiological or other diagnostic
service facility, bioanalytical laboratory, health care facility, or
other limited licensed health care professional, and further includes
administrative support staff of the individual or entity.
“Owner” means an association or corporation organized as a
nonprofit entity pursuant to Title 15 of the Revised Statutes or Title
15A of the New Jersey Statutes exclusively for hospital purposes
that owns a hospital.
“Satellite emergency care facility” means a facility, which is
owned and operated by a hospital, and which provides emergency
care and treatment for patients.
“Voluntary agreement” means any payment in lieu of taxes
agreement or other agreement entered into between the owner of the
property and the municipality for the purpose of compensating the
municipality for any municipal services the municipality provides
to the hospital.

2. (New section) a. There is established, in but not of the
Department of Health, a commission to be known as the Nonprofit
Hospital Community Service Contribution Study Commission. The commission shall consist of nine members as follows: the Commissioner of Health, ex officio; two members of the Senate to be appointed by the President of the Senate, who shall not both be of the same political party; two members of the General Assembly to be appointed by the Speaker of the General Assembly, who shall not both be of the same political party; two members, appointed by the Governor, who are mayors of municipalities entitled to receive annual community service contributions pursuant to section 1 of P.L., c. (C. ) (pending before the Legislature as this bill); and two members, appointed by the Governor, who are chief executive officers of hospitals assessed annual community service contributions pursuant to section 1 of P.L., c. (C. ) (pending before the Legislature as this bill). Each member may designate a representative to attend meetings of the commission, and each designee may lawfully vote and otherwise act on behalf of the member who designated that individual to serve as a designee. The members shall serve for terms of three years, commencing on the date of appointment, and may be reappointed. Vacancies in the membership of the commission shall be filled for the unexpired terms in the same manner as the original appointments.

b. The members shall be appointed within 60 days following the effective date of this section. The commission shall organize as soon as practicable after the appointment of a majority of its members and shall select a chair and a treasurer from among its members, and a secretary who need not be a member of the commission. The presence of five members of the commission shall constitute a quorum. The commission may conduct business without a quorum, but may only vote on the issuance of the report required to be submitted to the Governor and the Legislature pursuant to subsection e. of this section, and on any recommendations, when a quorum is present.

c. All commission members shall serve without compensation, but shall be eligible for reimbursement of necessary and reasonable expenses incurred in the performance of their official duties within the limits of funds appropriated or otherwise made available to the commission for its purposes.

d. The commission may meet and hold public hearings at the place or places it designates during the sessions or recesses of the Legislature.

e. The commission shall study the implementation of P.L., c. (C. ) (pending before the Legislature as this bill) and shall issue a report to the Governor and the Legislature, pursuant to section 2 of P.L.1991, c.164 (C.52:14-19.1), every three years from the effective date of this section; provided, however, that the initial report shall be issued within one year following that effective date. The reports shall include: (1) an analysis of the financial impact of P.L., c. (C. ) (pending before the Legislature as this bill) on
both hospitals and satellite emergency care facilities assessed
annual community service contributions thereunder and the
municipalities receiving such contributions; (2) an assessment of
the adequacy of the amount of the annual community service
contributions; (3) an analysis of the administration and equity of
these contributions; and (4) any recommendations that the
commission determines would improve the administration, equity,
or any other aspect of the annual community service contribution
system established by P.L. , c. (C. ) (pending before the
Legislature as this bill).

3. (New section) a. Property, including land and buildings, used
as a hospital or a satellite emergency care facility, which is owned by
an association or corporation organized as a nonprofit entity pursuant
to Title 15 of the Revised Statutes or Title 15A of the New Jersey
Statutes exclusively for hospital purposes, shall be exempt from
taxation, and the exemption shall extend to any portion of the
hospital property that is leased to or otherwise used by a profit-making
medical provider for medical purposes; provided, however, that any
portion of the property that is leased to any other profit-making
organization or otherwise used for any other purposes which are not
themselves exempt from taxation shall be subject to taxation and the
remaining portion only shall be exempt from taxation] provided that,
except as provided in subsection b. of this section, if any portion of the
property is leased to a profit-making organization or otherwise used
for purposes which are not themselves exempt from taxation, that
portion shall be subject to taxation and the remaining portion only
shall be exempt from taxation.

b. If any portion of a hospital or a satellite emergency care
facility is leased to or otherwise used by a profit-making medical
provider for medical purposes related to the delivery of health care
services directly to the hospital, that portion shall be exempt from
taxation.

The owner of property exempt from taxation pursuant to
subsection a. of this section shall be assessed an annual community
service contribution pursuant to section 1 of P.L. , c. (C. )
(pending before the Legislature as this bill).

As used in this section:
“Hospital” means a general acute care hospital licensed pursuant to
P.L.1971, c.136 (C.26:2H-1 et seq.), which maintains and operates
organized facilities and services as approved and licensed by the
Department of Health for the diagnosis, treatment, or care of persons
suffering from acute illness, injury, or deformity and in which all
diagnosis, treatment, and care are administered by or performed under
the direction of persons licensed to practice medicine or osteopathy in
the State, and includes all land and buildings that are used in the
delivery of health care services by such hospital and its medical
providers or that are used for the management, maintenance, administration, support, and security of such hospital and its medical providers.

“Medical provider” means an individual or entity which, acting within the scope of a licensure or certification, provides health care services, and includes, but is not limited to, a physician, physician assistant, psychologist, pharmacist, dentist, nurse, nurse practitioner, social worker, paramedic, respiratory care practitioner, medical or laboratory technician, ambulance or emergency medical worker, orthotist or prosthetist, radiological or other diagnostic service facility, bioanalytical laboratory, health care facility, or other limited licensed health care professional, and further includes administrative support staff of the individual or entity.

“Satellite emergency care facility” means a facility, which is owned and operated by a hospital, and which provides emergency care and treatment for patients.

4. (New section) For tax years 2014, 2015, 2016, 2017, 2018, 2019, and 2020, property that would have been exempt from taxation pursuant to section 3 of P.L. , c. (C. ) (pending before the Legislature as this bill), had that section been effective in those tax years, shall not be assessed as omitted property pursuant to P.L.1947, c.413 (C.54:4-63.12 et seq.) or as a regular assessment pursuant to R.S.54:4-1. This section shall apply to all property owned by an association or corporation organized as a nonprofit entity pursuant to Title 15 of the Revised Statutes or Title 15A of the New Jersey Statutes exclusively for hospital purposes, whether or not assessed as omitted property or as a regular assessment, as well as the omitted assessments or regular assessments of such property that is the subject of litigation that is pending or that may be subject to appeal before the county board of taxation, the tax court, or any other court on or after the date of enactment of P.L. , c. (C. ) (pending before the Legislature as this bill). Nothing in this section shall be construed to require a municipality to refund any taxes paid on such property as a result of such omitted assessments or regular assessments pursuant to any previous settlement of litigation or other agreement for tax years 2014, 2015, 2016, 2017 if shall be refunded , 2018, 2019, and 2020.

5. R.S.54:4-3.6 is amended to read as follows:

54.4-3.6. The following property shall be exempt from taxation under this chapter: all buildings actually used for colleges, schools, academies or seminaries, provided that if any portion of such buildings are leased to profit-making organizations or otherwise used for purposes which are not themselves exempt from taxation,
said portion shall be subject to taxation and the remaining portion
only shall be exempt; all buildings actually used for historical
societies, associations or exhibitions, when owned by the State,
county or any political subdivision thereof or when located on land
owned by an educational institution which derives its primary
support from State revenue; all buildings actually and exclusively
used for public libraries, asylum or schools for adults and children
with intellectual disabilities; all buildings used exclusively by any
association or corporation formed for the purpose and actually
engaged in the work of preventing cruelty to animals; all buildings
actually and exclusively used and owned by volunteer first-aid
squads, which squads are or shall be incorporated as associations
not for pecuniary profit; all buildings actually used in the work of
associations and corporations organized exclusively for the moral
and mental improvement of men, women and children, provided
that if any portion of a building used for that purpose is leased to
profit-making organizations or is otherwise used for purposes which
are not themselves exempt from taxation, that portion shall be
subject to taxation and the remaining portion only shall be exempt;
all buildings actually used in the work of associations and
corporations organized exclusively for religious purposes, including
religious worship, or charitable purposes, provided that if any
portion of a building used for that purpose is leased to a profit-
making organization or is otherwise used for purposes which are not
themselves exempt from taxation, that portion shall be subject to
taxation and the remaining portion shall be exempt from taxation,
and provided further that if any portion of a building is used for a
different exempt use by an exempt entity, that portion shall also be
exempt from taxation; all buildings other than those exempt from
taxation pursuant to section 3 of P.L. ___, c. ___ (pending
before the Legislature as this bill), actually used in the work of
associations and corporations organized exclusively for hospital
purposes, provided that if any portion of a building used for hospital
purposes is leased to profit-making organizations or otherwise used
for purposes which are not themselves exempt from taxation, that
portion shall be subject to taxation and the remaining portion only
shall be exempt; all buildings owned or held by an association or
corporation created for the purpose of holding the title to such
buildings as are actually and exclusively used in the work of two or
more associations or corporations organized exclusively for the
moral and mental improvement of men, women and children; all
buildings owned by a corporation created under or otherwise
subject to the provisions of Title 15 of the Revised Statutes or Title
15A of the New Jersey Statutes and actually and exclusively used in
the work of one or more associations or corporations organized
exclusively for charitable or religious purposes, which associations
or corporations may or may not pay rent for the use of the premises
or the portions of the premises used by them; the buildings, not
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exceeding two, actually occupied as a parsonage by the officiating
clergymen of any religious corporation of this State, together with
the accessory buildings located on the same premises; the land
whereon any of the buildings hereinbefore mentioned are erected,
and which may be necessary for the fair enjoyment thereof, and
which is devoted to the purposes above mentioned and to no other
purpose and does not exceed five acres in extent; the furniture and
personal property in said buildings if used in and devoted to the
purposes above mentioned; all property owned and used by any
nonprofit corporation in connection with its curriculum, work, care,
treatment and study of men, women, or children with intellectual
disabilities shall also be exempt from taxation, provided that such
corporation conducts and maintains research or professional
training facilities for the care and training of men, women, or
children with intellectual disabilities; provided, in case of all the
foregoing, the buildings, or the lands on which they stand, or the
associations, corporations or institutions using and occupying them
as aforesaid, are not conducted for profit, except that the exemption
of the buildings and lands used for charitable, benevolent or
religious purposes shall extend to cases where the charitable,
benevolent or religious work therein carried on is supported partly
by fees and charges received from or on behalf of beneficiaries
using or occupying the buildings; provided the building is wholly
controlled by and the entire income therefrom is used for said
charitable, benevolent or religious purposes; and any tract of land
purchased pursuant to subsection (n) of section 21 of P.L.1971,
c.199 (C.40A:12-21), and located within a municipality, actually
used for the cultivation and sale of fresh fruits and vegetables and
owned by a duly incorporated nonprofit organization or association
which includes among its principal purposes the cultivation and sale
of fresh fruits and vegetables, other than a political, partisan,
sectarian, denominational or religious organization or association.
The foregoing exemption shall apply only where the association,
corporation or institution claiming the exemption owns the property
in question and is incorporated or organized under the laws of this
State and authorized to carry out the purposes on account of which
the exemption is claimed or where an educational institution, as
provided herein, has leased said property to a historical society or
association or to a corporation organized for such purposes and
created under or otherwise subject to the provisions of Title 15 of
the Revised Statutes or Title 15A of the New Jersey Statutes.

As used in this section "hospital purposes" includes health care
facilities for the elderly, such as nursing homes; residential health
care facilities; assisted living residences; facilities with a Class C
license pursuant to P.L.1979, c.496 (C.55:13B-1 et al.), the
"Rooming and Boarding House Act of 1979"; similar facilities that
provide medical, nursing or personal care services to their residents;
and that portion of the central administrative or service facility of a
continuing care retirement community that is reasonably allocable as a health care facility for the elderly.

(cf: P.L. 2011, c.171, s.4)

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

54:3-21. a. (1) Except as provided in subsection b. of this section a taxpayer feeling aggrieved by the assessed valuation or exempt status of the taxpayer's property, or feeling discriminated against by the assessed valuation of other property in the county, or a taxing district which may feel discriminated against by the assessed valuation or exempt status of property in the taxing district, or by the assessed valuation or exempt status of property in another taxing district in the county, may on or before April 1, or 45 days from the date the bulk mailing of notification of assessment is completed in the taxing district, whichever is later, appeal to the county board of taxation by filing with it a petition of appeal; provided, however, that any such taxpayer or taxing district may on or before April 1, or 45 days from the date the bulk mailing of notification of assessment is completed in the taxing district, whichever is later, file a complaint directly with the Tax Court, if the assessed valuation of the property subject to the appeal exceeds $1,000,000. In a taxing district where a municipal-wide revaluation or municipal-wide reassessment has been implemented, a taxpayer or a taxing district may appeal before or on May 1 to the county board of taxation by filing with it a petition of appeal or, if the assessed valuation of the property subject to the appeal exceeds $1,000,000, by filing a complaint directly with the State Tax Court. Within ten days of the completion of the bulk mailing of notification of assessment, the assessor of the taxing district shall file with the county board of taxation a certification setting forth the date on which the bulk mailing was completed. If a county board of taxation completes the bulk mailing of notification of assessment, the tax administrator of the county board of taxation shall within ten days of the completion of the bulk mailing prepare and keep on file a certification setting forth the date on which the bulk mailing was completed. A taxpayer shall have 45 days to file an appeal upon the issuance of a notification of a change in assessment. An appeal to the Tax Court by one party in a case in which the Tax Court has jurisdiction shall establish jurisdiction over the entire matter in the Tax Court. All appeals to the Tax Court hereunder shall be in accordance with the provisions of the State Uniform Tax Procedure Law, R.S.54:48-1 et seq.

If a petition of appeal or a complaint is filed on April 1 or during the 19 days next preceding April 1, a taxpayer or a taxing district shall have 20 days from the date of service of the petition or complaint to file a cross-petition of appeal with a county board of taxation or a counterclaim with the Tax Court, as appropriate.
(2) With respect to property located in a county participating in the demonstration program established in section 4 of P.L.2013, c.15 (C.54:1-104) or a property located in a county operating under the "Property Tax Assessment Reform Act," P.L.2009, c.118 (C.54:1-86 et seq.), and except as provided in subsection b. of this section, a taxpayer feeling aggrieved by the assessed valuation or exempt status of the taxpayer's property, or feeling discriminated against by the assessed valuation of other property in the county, or a taxing district which may feel discriminated against by the assessed valuation or exempt status of property in the taxing district, or by the assessed valuation or exempt status of property in another taxing district in the county, may on or before January 15, or 45 days from the date the bulk mailing of notification of assessment is completed in the taxing district, whichever date is later, appeal to the county board of taxation by filing with it a petition of appeal; provided, however, that any such taxpayer, or taxing district, may on or before April 1, or 45 days from the date the bulk mailing of notification of assessment is completed in the taxing district, whichever date is later, file a complaint directly with the Tax Court, if the assessed valuation of the property subject to the appeal exceeds $1,000,000.

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

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

b. No taxpayer or taxing district shall be entitled to appeal either an assessment or an exemption or both that is based on a financial agreement subject to the provisions of the "Long Term
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1 Tax Exemption Law” under the appeals process set forth in
2 subsection a. of this section.
3 (cf: P.L.2017, c.306, s.4)]¹
4
5 ¹6. 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 or
8 exempt status of the taxpayer's property, or feeling discriminated
9 against by the assessed valuation of other property in the county, or
10 a taxing district which may feel discriminated against by the
11 assessed valuation or exempt status of property in the taxing
district, or by the assessed valuation or exempt status of property in
12 another taxing district in the county, may on or before April 1, or 45
days from the date the bulk mailing of notification of assessment is
13 completed in the taxing district, whichever is later, appeal to the
14 county board of taxation by filing with it a petition of appeal;
15 provided, however, that any such taxpayer or taxing district may on
16 or before April 1, or 45 days from the date the bulk mailing of
17 notification of assessment is completed in the taxing district,
18 whichever is later, file a complaint directly with the Tax Court, if
19 the assessed valuation of the property subject to the appeal exceeds
20 $1,000,000. In a taxing district where a municipal-wide revaluation
21 or municipal-wide reassessment has been implemented, a taxpayer
22 or a taxing district may appeal before or on May 1 to the county
23 board of taxation by filing with it a petition of appeal or, if the
24 assessed valuation of the property subject to the appeal exceeds
25 $1,000,000, by filing a complaint directly with the State Tax Court.
26 Within ten days of the completion of the bulk mailing of
27 notification of assessment, the assessor of the taxing district shall
28 file with the county board of taxation a certification setting forth the
date on which the bulk mailing was completed. If a county board of
29 taxation completes the bulk mailing of notification of assessment,
30 the tax administrator of the county board of taxation shall within ten
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 If a petition of appeal or a complaint is filed on April 1 or during
40 the 19 days next preceding April 1, a taxpayer or a taxing district
41 shall have 20 days from the date of service of the petition or
42 complaint to file a cross-petition of appeal with a county board of
43 taxation or a counterclaim with the Tax Court, as appropriate.
With respect to property located in a county participating in the demonstration program established in section 4 of P.L.2013, c.15 (C.54:1-104), a property located in a county operating under the "Property Tax Assessment Reform Act," P.L.2009, c.118 (C.54:1-86 et seq.), or a property located in a county that has adopted, by resolution, the provisions of section 1 of P.L.2018, c.94 (C.54:1-105), and except as provided in subsection b. of this section, a taxpayer feeling aggrieved by the assessed valuation or exempt status of the taxpayer's property, or feeling discriminated against by the assessed valuation of other property in the county, or a taxing district which may feel discriminated against by the assessed valuation or exempt status of property in the taxing district, or by the assessed valuation or exempt status of property in another taxing district in the county, may on or before January 15, or 45 days from the date the bulk mailing of notification of assessment is completed in the taxing district, whichever date is later, appeal to the county board of taxation by filing with it a petition of appeal; provided, however, that any such taxpayer, or taxing district, may on or before April 1, or 45 days from the date the bulk mailing of notification of assessment is completed in the taxing district, whichever date is later, file a complaint directly with the Tax Court, if the assessed valuation of the property subject to the appeal exceeds $1,000,000.

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

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

b. No taxpayer or taxing district shall be entitled to appeal either an assessment or an exemption or both that is based on a financial agreement subject to the provisions of the "Long Term
Tax Exemption Law” under the appeals process set forth in subsection a. of this section.¹
(cf: P.L.2018.c. 94, s.5)

7. This act shall take effect immediately ¹[and shall be retroactive to January 1, 2018]¹, except that section 4 of the bill shall ¹[be retroactive and]¹ apply to tax years 2014, 2015, 2016, ¹[2017, 2018, 2019, and 2020]¹ only.