

ASSEMBLY, No. 252

STATE OF NEW JERSEY

Introduced Pending Technical Review by Legislative Counsel

PRE-FILED FOR INTRODUCTION IN THE 1996 SESSION

By Assemblyman GARCIA

1 AN ACT concerning certain property tax assessment records and
2 supplementing chapter 4 of Title 54 of the Revised Statutes.

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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. As used in this act, "access" means the right of a person to
8 inspect any record, document or information specified in this act,
9 during the regular business hours maintained by the custodian thereof
10 and under the supervision of the custodian or designee of the
11 custodian; to copy any such record, document, or information; and to
12 purchase a copy of any such record, document or information.

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14 2. Local assessors shall maintain property tax record cards in the
15 manner and format specified in the Real Property Appraisal Manual for
16 New Jersey Assessors which is issued by the Division of Taxation. In
17 the case of data processing, where a different form of record card is
18 to be used, approval for such use shall first be obtained from the
19 Director of the Division of Taxation.

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21 3. Any person who owns real property located in New Jersey or a
22 legal representative or appraiser for that person shall have access to
23 the information used by a tax assessor to establish the taxable value of
24 real property owned by that person, including but not limited to the
25 information contained on the property record cards in the possession
26 of a tax assessor.

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28 4. Any person shall have access to information contained in the
29 property tax lists of a municipality.

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31 5. Persons other than those granted access pursuant to section 3 of
32 this act shall be considered third party users, and shall include real
33 estate licensees and real estate appraisers. Notwithstanding the
34 requirements of P.L.1963, c.73 (C.47:1A-1 et seq.), a third party user
35 in need of the real property information contained on property record

1 cards in the possession of a tax assessor shall have access to
2 information thereon pertaining to the identifying locational and
3 physical characteristics, including, but not limited to, items such as
4 construction detail, square footage, age and real property use.

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6 6. Nothing in this act shall be construed to limit the right of a party
7 to a tax appeal to obtain information pertaining to the assessment of
8 any property which is the subject of that appeal.

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10 7. Copies of documents specified in this act, and any form for
11 providing information to third party users prescribed by the director
12 pursuant to this act shall be made available upon payment of the
13 appropriate price established for public records pursuant to section 2
14 of P.L.1963, c.73 (C.47:1A-2).

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16 8. Pursuant to the "Administrative Procedure Act," P.L.1968,
17 c.410 (C.52:14B-1 et seq.), the Director of the Division of Taxation,
18 in the Department of the Treasury, shall promulgate rules and
19 regulations and prescribe the forms he deems necessary to implement
20 this act.

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22 9. This act shall take effect immediately.

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25 STATEMENT

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27 This bill requires each tax assessor to provide a property owner or
28 a legal representative or appraiser for that person with access to the
29 information used by the assessor to establish the taxable value of the
30 owner's real property. The bill also gives all persons access to
31 information contained in the property tax lists of a municipality.

32 Local assessors are required to maintain property tax record cards
33 in the manner and format specified by the Division of Taxation.
34 Notwithstanding the provisions of the Right to Know Law, P.L.1963,
35 c.73 (C.47:1A-1 et seq.), users of property tax information other than
36 the property owner are granted limited access to essential information
37 contained on property tax record cards.

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42 Permits real property owners access to property tax assessment
43 records and gives third parties limited access to certain essential
44 property tax information.