

**ASSEMBLY, No. 911**

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**STATE OF NEW JERSEY**

**219th LEGISLATURE**

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PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

**Sponsored by:**

**Assemblywoman DIANNE C. GOVE**

**District 9 (Atlantic, Burlington and Ocean)**

**Assemblyman BRIAN E. RUMPF**

**District 9 (Atlantic, Burlington and Ocean)**

**Assemblyman JOHN ARMATO**

**District 2 (Atlantic)**

**Assemblyman VINCENT MAZZEO**

**District 2 (Atlantic)**

**Co-Sponsored by:**

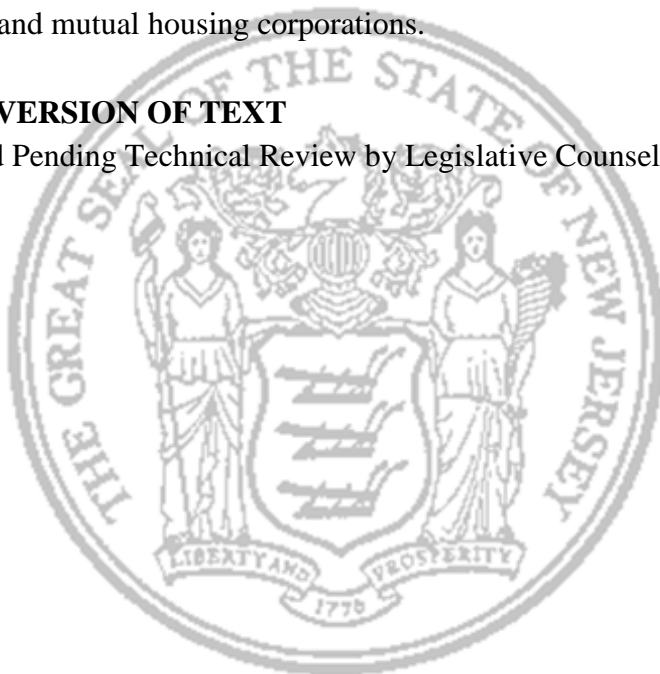
**Assemblywoman N.Munoz, Assemblyman Johnson, Assemblywomen  
DiMaso, Dunn and Assemblyman Mukherji**

**SYNOPSIS**

Extends veterans' property tax exemption to tenant shareholders in cooperatives and mutual housing corporations.

**CURRENT VERSION OF TEXT**

Introduced Pending Technical Review by Legislative Counsel.



**(Sponsorship Updated As Of: 3/8/2021)**

1 AN ACT extending the veterans' property tax exemption to certain  
2 veterans and amending, and supplementing P.L.1948, c.259.

3

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

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7 1. Section 4 of P.L.1948, c.259 (C.54:4-3.33) is amended to  
8 read as follows:

9 4. "Dwelling house," as used in **[this act]** P.L.1948,  
10 c.259 (C.54:4-3.30 et seq.) , shall mean any one-family building or  
11 structure or any unit of a horizontal property regime established  
12 pursuant to the "Horizontal Property Act," P.L.1963,  
13 c.168 (C.46:8A-1 et seq.) or any unit of a condominium property  
14 established pursuant to the "Condominium Act," P.L.1969,  
15 c.257 (C.46:8B-1 et seq.) owned and occupied by a claimant as his  
16 legal residence in this State, or any unit in a cooperative as defined  
17 in "The Cooperative Recording Act of New Jersey," P.L.1987,  
18 c.381 (C.46:8D-1 et seq.), or a mutual housing corporation as  
19 defined in section 2 of P.L.1990, c.61 (C.54:4-8.58), which is  
20 occupied by a claimant who is a tenant shareholder in that  
21 cooperative or mutual housing corporation as the claimant's legal  
22 residence in this State, or where a multiple-family building or  
23 structure is owned by a claimant, then that portion thereof which is  
24 occupied by the claimant as his legal residence in this State, and  
25 includes any outhouses or appurtenances belonging thereto or  
26 usually enjoyed therewith.  
27 (cf: P.L.1977, c.293, s.1)

28

29 2. (New section) For the purposes of P.L.1948, c.259, (C.54:4-  
30 3.30 et seq.) a tenant shareholder in a cooperative or mutual  
31 housing corporation shall be entitled to an exemption from taxation  
32 under that act only to the extent of his proportionate share of the  
33 taxes assessed against the real property of the corporation or any  
34 other entity holding title to that real property. The Director of the  
35 Division of Taxation in the Department of the Treasury shall  
36 promulgate regulations, in accordance with the "Administrative  
37 Procedure Act", P.L.1968, c.410 (C.52:14B-1 et seq.) to: require  
38 that the application for the exemption shall include the name and  
39 address of the location of the property and the amount of real  
40 property taxes attributed to the cooperative unit or mutual housing  
41 residential unit; and to ensure that the disabled veteran or surviving  
42 spouse, as the case may be, is the sole beneficiary of the disabled  
43 veterans' property tax exemption provided by P.L.1948,  
44 c.259 (C.54:4-3.30 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       3. This act shall take effect January 1 next following  
2 enactment.

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STATEMENT

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7       This bill extends the complete exemption from property taxes for  
8 totally disabled veterans and their surviving spouses to residents of  
9 cooperative or mutual housing corporations. Current law exempts  
10 disabled veterans or their surviving spouses who own and reside in  
11 a single-family home, a portion of a multi-family home, a unit in a  
12 condominium or an apartment in a horizontal property regime.

13       This bill also clarifies that the extension of this exemption  
14 applies only to a unit in a cooperative or mutual housing  
15 corporation which is the legal residence in this State of a disabled  
16 veteran tenant shareholder or the veteran's surviving spouse.

17       The bill requires the Director of the Division of Taxation to  
18 promulgate regulations that: require that the application for the  
19 exemption includes the name and address of the location of the  
20 property and the amount of real property taxes attributed to the  
21 cooperative unit or mutual housing residential unit; and ensure that  
22 the disabled veteran or surviving spouse is the sole beneficiary of  
23 the exemption. A cooperative or mutual housing corporation  
24 actually pays the property tax; the veteran or the surviving spouse,  
25 as a tenant shareholder, indirectly pays a portion of the property tax  
26 through a monthly fee. The regulations will help ensure that the  
27 taxpaying entity passes along the entire amount of the tax savings to  
28 the veteran or surviving spouse.