

P.L. 2021, CHAPTER 175, *approved July 22, 2021*
Senate, No. 956

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

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

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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

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 address of the location of the property and the amount of real
2 property taxes attributed to the cooperative unit or mutual housing
3 residential unit; and ensure that the disabled veteran or surviving
4 spouse, as the case may be, is the sole beneficiary of the disabled
5 veterans' property tax exemption provided by P.L.1948, c.259
6 (C.54:4-3.30 et seq.).

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8 3. This act shall take effect January 1 next following
9 enactment.

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12 STATEMENT
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14 This bill would extend the disabled veteran's property tax
15 exemption to disabled veteran shareholders and their surviving
16 spouses residing in a cooperative or mutual housing corporation
17 which is their legal residence. The disabled veteran's property tax
18 exemption is currently afforded to disabled veterans and their
19 surviving spouses who own and reside in a single-family home, a
20 portion of a multi-family home, a unit in a condominium or an
21 apartment in a horizontal property regime. Article VIII, Section I,
22 paragraph 3 of the New Jersey Constitution authorizes this tax
23 exemption.

24 Under the bill, the Director of the Division of Taxation would be
25 required to promulgate regulations to require that the application for
26 exemption include the name and address of the location of the
27 property and the amount of real property taxes attributed to the
28 cooperative unit or mutual housing residential unit, and to ensure
29 that the disabled veteran or surviving spouse is the sole beneficiary
30 of the disabled veteran's property tax exemption.

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