

# SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

## STATEMENT TO

### **SENATE, No. 879**

with committee amendments

# **STATE OF NEW JERSEY**

DATED: FEBRUARY 6, 2006

The Senate Community and Urban Affairs Committee reports favorably and with committee amendments Senate Bill No. 879.

As amended by the committee, this bill would exempt from the definition of government record, and therefore from public access under P.L.2001, c.404, property record cards maintained by local tax assessors. The bill would allow a property owner, or the property owner's designee, to have access to the property record card for the owner's property directly from the municipal tax assessor.

Additionally, the bill, as amended by the committee, would allow licensed and certified real estate brokers and salespeople and appraisers, when acting within the scope of their professions, to access, directly from an assessor, information contained on a property record card, which information is necessary for those licensed or certified professionals to perform market analyses or site plan comparisons of properties, or that is critical to the process of evaluation of comparable properties for application of the "sales comparison approach." The bill, as amended, specifies that this information includes, but is not limited to: the size of all structures on the property, the date of construction of the improvements and additions on the property, and the overall quality of the features of the improvements. In this instance, the municipal tax assessor would act as the record custodian and redact confidential information and assess fees as otherwise provided under the law governing access to public records, P.L.1963, c.73 (C.47:1A-1 et seq.). This amendment was added in order to address the concerns articulated by the New Jersey Association of Realtors and representatives of the New Jersey real estate appraisal industry.

The committee amended the bill in order to clarify that a property owner's right of access to a property record card extends to that property owner's own property and to allow licensed and certified real estate brokers and salespeople and appraisers, when acting within the scope of their professions, the right to access information contained on a property record card, which information is necessary for those licensed or certified professionals to perform their occupations.