

# ASSEMBLY, No. 5315

## STATE OF NEW JERSEY 218th LEGISLATURE

INTRODUCED MAY 13, 2019

**Sponsored by:**

**Assemblyman VINCENT MAZZEO**

**District 2 (Atlantic)**

**Assemblyman R. BRUCE LAND**

**District 1 (Atlantic, Cape May and Cumberland)**

**Assemblyman ROY FREIMAN**

**District 16 (Hunterdon, Mercer, Middlesex and Somerset)**

**Co-Sponsored by:**

**Assemblywoman Reynolds-Jackson**

**SYNOPSIS**

Facilitates identification of municipal liens on residential property of certain seniors and disabled persons.

**CURRENT VERSION OF TEXT**

As introduced.



**(Sponsorship Updated As Of: 5/17/2019)**

1 AN ACT concerning identification of municipal liens, and  
2 supplementing P.L.1997, c.348 (C.54:4-8.67 et seq.).  
3

4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:  
6

7 1. Along with any homestead property tax reimbursement  
8 application that is mailed to an eligible claimant, the director shall  
9 also provide a notification of the ability to initiate a search for  
10 municipal liens pursuant to R.S.54:5-12, in exchange for the  
11 associated fee, and provide the contact information for the  
12 municipal tax collector's office.  
13

14 2. This act shall take effect on January 1 next following  
15 enactment.  
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17

18 STATEMENT  
19

20 This bill is intended to assist seniors and disabled persons in  
21 ensuring that their residences are free from municipal liens. The  
22 bill requires that, along with the homestead property tax  
23 reimbursement application that is currently mailed annually to many  
24 low-income seniors and disabled persons, the Director of the  
25 Division of Taxation will also provide notification of the ability to  
26 initiate a search for municipal liens pursuant to R.S.54:5-12, in  
27 exchange for the associated fee, and provide the contact information  
28 for the applicable municipal tax collector's office.

29 Many seniors and disabled persons frequently encounter health  
30 emergencies and other problems that make them more likely than  
31 others to fail to notice bills for extended periods of time. Property  
32 tax bills and certain other local bills, even when the amount owed is  
33 relatively small, if neglected for long enough, can result in a tax  
34 sale, and eventually foreclosure. To avoid this catastrophic result, it  
35 is important for seniors to be aware of their ability to check with  
36 their municipal tax collector to ensure that no outstanding  
37 municipal liens exist on the property. This verification can be  
38 accomplished formally though a municipal tax lien search pursuant  
39 to R.S.54:5-12 for a \$10 fee. Many municipal tax collectors are  
40 also willing to check for municipal liens on a less formal basis  
41 when the local resident simply calls the tax collector's office.