

ASSEMBLY, No. 956

STATE OF NEW JERSEY

219th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

Sponsored by:

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District 18 (Middlesex)

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SYNOPSIS

Requires municipal-wide reassessment of real property under certain circumstances.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



1 **AN ACT** concerning the assessment of real property, amending and
2 supplementing P.L.1960, c.51, and amending P.L.1967, c.44.

3

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

6

7 1. Section 1 of P.L.1960, c.51 (C54:4-2.25) is amended to read
8 as follows:

9 1. All real property subject to assessment and taxation for local
10 use shall be assessed according to the same standard of value,
11 which shall be the true value of such real property and the
12 assessment shall be expressed in terms of the taxable value of such
13 property, which taxable value shall be that percentage of true value
14 as shall be established by each county board of taxation as the level
15 of taxable value to be applied uniformly throughout the county.

16 The true value of real property shall be determined by the
17 municipal-wide reassessment of that real property performed by
18 municipal assessors whenever the ratio of assessed value to true
19 value is lower than 90 percent or greater than 110 percent pursuant
20 to section 2 of P.L. , c. (C.) (pending before the Legislature
21 as this bill).

22 (cf: P.L.1960, c.51, s.1)

23

24 2. (New section) a. The assessor of each municipality shall
25 perform periodic municipal-wide reassessments of real property as
26 necessary to ensure that, for every tax year, the ratio of assessed
27 value to true value of the real property in the municipality is not
28 less than 90 percent or greater than 110 percent.

29 b. Each assessor shall annually certify to the Director of the
30 Division of Taxation in the Department of the Treasury that the
31 ratio of assessed value to true value of real property in the
32 municipality is not less than 90 percent or greater than 110 percent.

33 c. The assessor of each municipality shall perform an initial
34 municipal-wide reassessment of real property not later than January
35 1 of the third tax year next following the enactment if P.L. ,
36 c. (C.) (pending before the Legislature as this bill).
37 Thereafter, the assessor shall perform periodic reassessments of real
38 property as required in subsection a. of this section.

39

40 3. Section 7 of P.L.1967, c.44 (C.54:1-35.31) is amended to read
41 as follows:

42 7. a. Notwithstanding the provisions of any other law to the
43 contrary, every person

44 (1) who, upon reappointment or re-election subsequent to having
45 received a tax assessor certificate and having served as tax assessor

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 or performed the duties of assessor for not less than four
2 consecutive years immediately prior to such reappointment or re-
3 election, or

4 (2) who, on or before June 30, 1969, shall have received a tax
5 assessor certificate while actually in office as assessor or
6 performing the duties of an assessor, and who, on or before June 30,
7 1969, shall have served as assessor or performed the duties of
8 assessor for not less than four consecutive years,

9 shall hold his position during good behavior and efficiency and
10 compliance with requirements for continuing education pursuant to
11 section 1 of P.L.1999, c.278 (C.54:1-35.25b), notwithstanding that
12 such reappointment or re-election was for a fixed term of years, and
13 he shall not be removed therefrom for political reasons but only for
14 good cause shown and after a proper hearing before the director or
15 his designee after due notice. A person who was formerly an
16 assessor, a secretary of a board of assessors or a member of a board
17 of assessors who shall have become by virtue of this amendatory
18 and supplementary act, P.L.1981, c.393, a deputy tax assessor or an
19 assessor, and who has not met the requirements of (1) or (2) above
20 shall not be removed during his term in office for political reasons,
21 but only for good cause shown and after a proper hearing before the
22 director or his designee after due notice. In municipalities
23 operating under forms of government where the assessor served at
24 the pleasure of the appointing authority for an unlimited term of
25 office, receipt of a tax assessor certificate and continuance in
26 service as assessor after completion of 4 consecutive years of
27 service shall be deemed the equivalent of reappointment. The
28 provisions of this section shall apply to every person actually in
29 office as assessor or performing the duties of an assessor whether in
30 the classified service under Title 11A, Civil Service, or in a
31 municipality which has not adopted Title 11A, Civil Service. For
32 the purpose of this section, "good cause" shall include the failure of
33 a tax assessor to meet the continuing education requirement
34 required by section 1 of P.L.1999, c.278 (C.54:1-35.25b), and the
35 failure of a tax assessor to perform periodic municipal-wide
36 reassessments of real property as the assessor deems necessary to
37 ensure that, for every tax year, the ratio of assessed value to true
38 value of the real property in the municipality by which the assessor
39 is employed is not less than 90 percent or greater than 110 percent,
40 as required in section 2 of P.L. , c. (C.) (pending before the
41 Legislature as this bill), and such failure shall render a tax assessor
42 ineligible for service as a tax assessor.

43 b. In the case of a pilot municipality, a tenured tax assessor may
44 be dismissed to effectuate the sharing of a service entered into
45 pursuant to the provisions of P.L.2007, c.63 (C.40A:65-1 et seq.)
46 and such dismissal shall be deemed to be in the interest of the
47 economy or efficiency of the participants in the shared service
48 agreement. The removal of a tax assessor under this subsection

1 shall not require the pilot municipality to fulfill the requirements of
2 subsection a. of this section. Instead, the pilot municipality shall
3 provide the tax assessor with a written copy of the shared service
4 agreement entered into by the pilot municipality, and a letter stating
5 that the position of tax assessor in the pilot municipality is being
6 eliminated for reasons of economy or efficiency as the result of the
7 shared service agreement.
8 (cf: P.L.2013, c.166, s.15)
9

10 4. This act shall take effect immediately.
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12

13 STATEMENT
14

15 This bill revises how real property assessments are determined
16 across the State. Current law requires that the standard in the State
17 for the assessment of a parcel of real property is its “true value,”
18 which is essentially the market value of a parcel of real property.
19 This bill would require that the true value of real property be
20 determined by a municipal-wide reassessment of that real property
21 performed by municipal assessors when the ratio of assessed value
22 to true value is lower than 90 percent or greater than 110 percent.
23 The failure of an assessor to perform these periodic municipal-wide
24 reassessments and maintain the ratio of assessed to true value in the
25 municipality at not less than 90 percent or greater than 110 percent
26 in any tax year would be considered “good cause” for the removal
27 of the assessor from his or her position.

28 The assessor of each municipality would be required to perform
29 an initial municipal-wide reassessment of real property not later
30 than January 1 of the third tax year next following the enactment of
31 the bill, and then perform periodic reassessments as required by the
32 bill.