ASSEMBLY, No. 2276

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED JANUARY 27, 2020

Sponsored by:
Assemblyman VINCENT MAZZEO
District 2 (Atlantic)
Assemblyman JOHN ARMATO
District 2 (Atlantic)
Assemblywoman VALERIE VAINIERI HUTTLE
District 37 (Bergen)

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: 1/27/2020)

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

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

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

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

STATEMENT

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

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