

ASSEMBLY, No. 3245

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED FEBRUARY 25, 2020

Sponsored by:

Assemblyman ERIK PETERSON

District 23 (Hunterdon, Somerset and Warren)

SYNOPSIS

Provides for voluntary contributions to the "Homelessness Prevention Program" through real estate sales.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning homelessness prevention and amending
2 P.L.1968, c.49.

3

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

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7 1. Section 3 of P.L.1968, c.49 (C.46:15-7) is amended to read
8 as follows:

9 3. a. In addition to the recording fees imposed by section 2 of
10 P.L.1965, c.123 (C.22A:4-4.1), a grantor shall pay to the county
11 recording officer at the time the deed is offered for recording the
12 following fees:

13 (1) A basic fee, which basic fee shall consist of (a) a State
14 portion at the rate of \$1.25 for each \$500.00 of consideration or
15 fractional part thereof recited in the deed, and (b) a county portion
16 at the rate of \$0.50 for each \$500.00 of consideration or fractional
17 part thereof so recited; provided however, that on and after the tenth
18 day following a certification by the Director of the Division of
19 Budget and Accounting in the Department of the Treasury pursuant
20 to subsection b. of section 2 of P.L.1992, c.148 (C.46:15-10.2) or
21 subsubparagraph (ii) of subparagraph (b) of paragraph (2) of
22 subsection b. of section 1 of P.L.1992, c.148 (C.13:19-16.1) as
23 amended, the State portion of the basic fee shall not be imposed;

24 (2) An additional fee at the rate of \$0.75 for each \$500.00 of
25 consideration or fractional part thereof recited in the deed in excess
26 of \$150,000.00; provided however, that on and after the tenth day
27 following a certification by the Director of the Division of Budget
28 and Accounting in the Department of the Treasury pursuant to
29 subsection b. of section 2 of P.L.1992, c.148 (C.46:15-10.2) or
30 subsubparagraph (ii) of subparagraph (b) of paragraph (2) of
31 subsection b. of section 1 of P.L.1992, c.148 (C.13:19-16.1) as
32 amended, the additional fee shall not be imposed; and

33 (3) A general purpose fee at the rate of:

34 (a) \$0.90 for each \$500.00 of consideration or fractional part
35 thereof recited in the deed that is not in excess of \$550,000.00,
36 except that in the case of a conveyance or transfer of property for
37 which the total consideration recited in the deed does not exceed
38 \$350,000.00, no general purpose fee shall be imposed;

39 (b) \$1.40 for each \$500.00 of consideration or fractional part
40 thereof in excess of \$550,000.00 but not in excess of \$850,000.00
41 recited in the deed;

42 (c) \$1.90 for each \$500.00 of consideration or fractional part
43 thereof in excess of \$850,000.00 but not in excess of \$1,000,000.00
44 recited in the deed; and

45 (d) \$2.15 for each \$500.00 of consideration or fractional part
46 thereof in excess of \$1,000,000.00 recited in the deed.

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.

2. This act shall take effect immediately.

This bill provides for a voluntary contribution method to increase the funding for the "Homelessness Prevention Program" in the Department of Community Affairs. This program provides rental assistance payments to assist renters in paying their rent and avoid being evicted from their apartments. The bill would allow persons paying the additional fees under the realty transfer tax to make an additional voluntary contribution, payable at the option of the transferor of the real estate, to be collected at the time of collection of the realty transfer fees. The additional contributions will be permitted in \$10 increments, and will be accounted for by the county recording officer and transmitted to the State Treasurer for use by the "Homelessness Prevention Program" in the Department of Community Affairs. Although this program receives some funding under the State budget, there is a need to increase its funding due to cutbacks in the federal section 8 program, and due to the limited resources that the State has at this time to allocate to this program. In addition, rising rental costs have greatly out paced the rise in income levels for many renters.