

ASSEMBLY, No. 4090

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED MAY 7, 2020

Sponsored by:

Assemblyman RONALD S. DANCER

District 12 (Burlington, Middlesex, Monmouth and Ocean)

Assemblyman JAY WEBBER

District 26 (Essex, Morris and Passaic)

SYNOPSIS

Schedules the termination of the realty transfer fees.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 7/2/2020)

1 AN ACT scheduling the termination of the realty transfer fees,
2 supplementing chapter 15 of Title 46 of the Revised Statutes.

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

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7 1. a. The realty transfer fees imposed by section 3 of P.L.1968,
8 c.49 (C.46:15-7), section 2 of P.L.2003, c.113 (C.46:15-7.1), and
9 section 8 of P.L.2004, c.66 (C.46:15-7.2), shall not apply to
10 transfers recorded by deed on or after July 1, 2020.

11 b. If the State Treasurer determines that the State has realized
12 no less than \$300,000,000 of unanticipated and unobligated
13 resources within two consecutive calendar months, relative to
14 anticipated resources for State Fiscal Year 2020 as certified by the
15 Governor pursuant to Article VIII, Section II, paragraph 2 of the
16 New Jersey Constitution, the State Treasurer shall expedite the
17 cessation of collections of the realty transfer fees as authorized
18 pursuant to subsection a. of this section to the first day of the first
19 full calendar month in State Fiscal Year 2020 following the State
20 Treasurer's determination.

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22 2. Notwithstanding the provision of any law or regulation to
23 the contrary, the enactment of section 1 of P.L. , c. (C.)
24 (pending before the Legislature as this bill) shall suspend the
25 statutory funding directives associated with the realty transfer fees
26 as to the source of funding and the General Fund shall be deemed
27 available as the source of funding to supplant the revenue from the
28 realty transfer fees.

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30 3. This act shall take effect immediately.

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STATEMENT

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35 This bill authorizes the termination of the realty transfer fees.
36 The bill schedules the termination for transfers recorded on or after
37 July 1, 2020, but allows an expedited termination if the State
38 realizes \$300 million in excess revenues over a two-month period
39 during State fiscal year 2020. The bill denotes the General Fund as
40 the funding source to be used to supplant the realty transfer fees'
41 statutory funding directives.

42 The bill schedules for termination all five tiers of the realty
43 transfer fee, covering the:

44 -Basic fee: \$1.75 per \$500 of consideration;

45 -Additional fee: \$.75 per \$500 of consideration in excess of
46 \$150,000;

47 -General purpose fee: progressively ranging from \$.90 to \$2.15
48 per \$500 of consideration;

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- 1 -Supplemental fee: progressively ranging from \$.25 to \$1.40 per
- 2 \$500 of consideration with a \$1 add-on per \$500 for certain newly
- 3 constructed properties; and
- 4 -“Million dollar” property fee: 1% of consideration for certain
- 5 properties exceeding \$1,000,000 in value.