

**ASSEMBLY CONCURRENT
RESOLUTION No. 34**

STATE OF NEW JERSEY

219th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

Sponsored by:

Assemblyman ROBERT AUTH

District 39 (Bergen and Passaic)

Assemblyman JON M. BRAMNICK

District 21 (Morris, Somerset and Union)

SYNOPSIS

Proposes constitutional amendment to exempt \$60,000 of assessment on primary residence owned by senior citizens from property taxation.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



(Sponsorship Updated As Of: 1/27/2021)

1 **A CONCURRENT RESOLUTION** proposing to amend Article VIII,
2 Section I, paragraph 1 of the New Jersey Constitution.

3
4 **BE IT RESOLVED** *by the General Assembly of the State of New*
5 *Jersey (the Senate concurring):*

6
7 1. The following proposed amendment to the Constitution of
8 the State of New Jersey is hereby agreed to:

9
10 PROPOSED AMENDMENT

11
12 Amend Article VIII, Section I, paragraph 1 to read as follows:

13 1. (a) Property shall be assessed for taxation under general
14 laws and by uniform rules. All real property assessed and taxed
15 locally or by the State for allotment and payment to taxing districts
16 shall be assessed according to the same standard of value, except as
17 otherwise permitted herein, and such real property shall be taxed at
18 the general tax rate of the taxing district in which the property is
19 situated, for the use of such taxing district; however, the first
20 \$60,000 of the assessed value of the primary residence owned by a
21 senior citizen who is 65 years of age, or older, shall be exempt from
22 taxation as real property.

23 (b) The Legislature shall enact laws to provide that the value of
24 land, not less than 5 acres in area, which is determined by the
25 assessing officer of the taxing jurisdiction to be actively devoted to
26 agricultural or horticultural use and to have been so devoted for at
27 least the 2 successive years immediately preceding the tax year in
28 issue, shall, for local tax purposes, on application of the owner, be
29 that value which such land has for agricultural or horticultural use.

30 Any such laws shall provide that when land which has been
31 valued in this manner for local tax purposes is applied to a use other
32 than for agriculture or horticulture it shall be subject to additional
33 taxes in an amount equal to the difference, if any, between the taxes
34 paid or payable on the basis of the valuation and the assessment
35 authorized hereunder and the taxes that would have been paid or
36 payable had the land been valued and assessed as otherwise
37 provided in this Constitution, in the current year and in such of the
38 tax years immediately preceding, not in excess of 2 such years in
39 which the land was valued as herein authorized.

40 Such laws shall also provide for the equalization of assessments
41 of land valued in accordance with the provisions hereof and for the
42 assessment and collection of any additional taxes levied thereupon
43 and shall include such other provisions as shall be necessary to
44 carry out the provisions of this amendment.

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. When this proposed amendment to the Constitution is finally agreed to pursuant to Article IX, paragraph 1 of the Constitution, it shall be submitted to the people at the next general election occurring more than three months after the final agreement and shall be published at least once in at least one newspaper of each county designated by the President of the Senate, the Speaker of the General Assembly and the Secretary of State, not less than three months prior to the general election.
3. This proposed amendment to the Constitution shall be submitted to the people at that election in the following manner and form:
- There shall be printed on each official ballot to be used at the general election, the following:
- a. In every municipality in which voting machines are not used, a legend which shall immediately precede the question as follows:
- If you favor the proposition printed below make a cross (X), plus (+), or check (✓) in the square opposite the word "Yes." If you are opposed thereto make a cross (X), plus (+) or check (✓) in the square opposite the word "No."
- b. In every municipality the following question:

YES	CONSTITUTIONAL AMENDMENT TO EXEMPT SOME OF THE VALUE OF SENIOR CITIZENS' PRIMARY HOME FROM PROPERTY TAXES Do you approve amending the Constitution to exempt some of the value of a senior citizen's home from the property tax? The first \$60,000 of the assessed value of a senior's primary home would be exempt from the property tax.
NO	INTERPRETIVE STATEMENT This amendment would exempt the first \$60,000 of assessed value of a senior citizen's primary home from the property tax. The exemption would apply to the primary home of a resident 65 years of age or older. This would lower the property tax bills of seniors by exempting part of the assessed value of their home from taxation. The assessed value of a home is the number a municipality uses to calculate the property tax owned on a home.

STATEMENT

3 If approved by the voters of the State, this proposed
4 constitutional amendment would exempt from property taxation
5 \$60,000 of the assessed value of the primary residence owned by a
6 senior citizen who is 65 years of age, or older. Exempting \$60,000
7 of the assessed value of a senior citizen's home would lower the
8 amount of the home's value subject to property taxation, and would
9 likely lower the property taxes on the home, thus making the
10 property taxes more affordable to retired senior citizens who are
11 living on a fixed income.