

Governor Phil Murphy

Governor Murphy Signs Legislation Temporarily Extending Deadlines for Property Tax Appeals and Decisions

05/28/2020

TRENTON – Governor Phil Murphy today signed legislation (A4157), which temporarily extends the deadline to file a property tax appeal to July 1, 2020, and the deadline for county boards of taxation to render decisions in tax appeal cases to September 30, 2020. The bill takes effect immediately and applies retroactively to April 1, 2020.

"Our current public health crisis has substantially disrupted many of our routine processes, including the ability of New Jersey homeowners to file timely property tax appeals," **said Governor Murphy**. "Establishing clear dates for tax appeals and decisions will eliminate the potential for a backlog that would only cause further fiscal uncertainty for taxpayers and municipal governments."

"The current pandemic has no doubt strained the processes individuals would need to navigate to successfully file an appeal on their property tax assessment," **said Assemblymembers Raj Mukherji and Gordon Johnson in a joint statement**. "Giving homeowners and counties time, by extending deadlines, is therefore critical to ensure properties can be fairly assessed and appeals adequately processed. And for families it provides an opportunity to generate savings on tax payments, particularly when many have lost income and become financially vulnerable."

"The COVID shutdown made it difficult, if not impossible, for many taxpayers to file their appeals by the deadlines which normally fall between April 1 and May 1, a period when many government offices were closed to visitors," **said Senator Paul Sarlo**. "This will provide tax payers more time to file appeals and ensures that decisions will be rendered this year so that successful appellants can receive refunds this year. This is a temporary move in response to the crisis we are all experiencing."

"The extent and duration of the current public health emergency could mean that property tax appeals for the current tax year may not be resolved until 2021, which could create a backlog of appeals that may ultimately delay their resolution," **said Senator Joseph Cryan**. "This bill would establish a date certain for filing appeals so that residents and local officials can better manage their finances during these difficult times."

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[Home \(/governor/\)](#)

[Administration](#)

[Governor Phil Murphy \(/governor/admin/about/\)](#)

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NOTICE REGARDING TAX APPEAL FILINGS:

In keeping with the Passaic County Administrative Order No. 20-01 COVID-19: The County Tax Board staff will be unable to accept tax appeal filings in person due to the COVID-19 pandemic... Please mail tax appeals and required fees to the Passaic County Board of Taxation at 435 Hamburg Turnpike, Wayne, NJ 07470. Please make checks or money orders payable to County Tax Administrator. **NO CASH WILL BE ACCEPTED, ONLY CHECKS OR MONEY ORDERS.** Thank you for your anticipated cooperation.

Created by legislation in 1909, County Board of Taxation serve as the supervising taxing authority for their respective counties. The office of the Board of Taxation falls into two major categories: Administrative and Appellate. Through legislation enacted in 1973, all 21 County Boards of Taxation operate under a uniform set of rules first promulgated by the Division of Taxation entitled, *Rules for County Boards of Taxation*, which help to ensure uniform operation of the boards. The County Tax Administrator is responsible for the administrative/statutory day-to-day office functions.

The Board of Taxation's primary responsibility is the certification of property tax assessments. Other functions of the Board of Taxation are the equalization of assessments for the purpose of county taxes, the preparation of the abstract of ratables, the supervision of municipal tax assessors, the certification of municipal tax rates and other various (mandated) tasks and reports, and the development of inter-municipal equalization of assessments. The Board of Taxation also conducts hearings of real property tax assessment appeals filed by the taxpayer and renders judgments.

Our goal is to serve the 16 municipalities within Passaic County efficiently, respectfully, and professionally within our jurisdiction. We invite you to browse our website and search our real property tax related links for information.

Filing Deadlines

Do not file your tax appeal until on or after February 1, after you receive your assessment card, but no later than the appeal deadline date (see appeal deadline dates below).

Regular Petition of Appeal:

The deadline for filing a regular Petition of Appeal for 2020 ***FOR ALL MUNICIPALITIES IS ON OR BEFORE WEDNESDAY, JULY 1, 2020.***

Please see the following link to the Governor's press release: <https://nj.gov/governor/news/news/562020/approved/20200528b.shtml>

CONTACTUS
