

New Jersey



Assessors



MEMBER
International Association
of Assessing Officers

Bulletin

Vol. 21, No. 1

February, 1982

PRESIDENT'S MESSAGE



I wish to thank all members of the Association for their confidence in electing me President and am extremely proud to have been chosen. You have charged me with an awesome responsibility which I shall carry out to the best of my ability. I now take over an organization

that has been built on a solid foundation by those who served so diligently before me and I have been asked repeatedly what "I" plan to do.

Let me make it clear that it is not what "I" plan for the organization, but what "We" collectively plan to do. Unity in our organization is the most vital ingredient for success.

The Assessing Profession is in the throes of change and we must begin long-range planning and not just confront crises as they occur. We seem always to react to short-term stimuli in a manner which sometimes has proven a detriment to our future. Many times the solutions have not met with universal acceptance by our members, and in fact, may have provided for the dissidence in our organization.

Now more than ever, unity is warranted. We must become a profession, willing to accept change, and be fundamentally alert to changes so that we may be part of that change, rather than a result of change.

I have travelled around the state this past year as your President-Elect and many suggestions were proposed to me. These are the subjects I wish to address during my term. I hope to continue my close contact at the "Grass Roots" level of our Association so that I may be aware of the pulse of the membership at all times.

First, and foremost, we must examine the Exempt Status of the organization and prepare for any future

problems we may have.

Second: I am charging the By-Laws Committee to review and make recommendations on the election process, with recommendations for a change in the election dates; which would of course institute a change in the open Executive Board meeting dates.

Third: Appoint a committee to review and make recommendations on the Assessors Legal Fund. Basically, to iron out some kinks as well as look towards future problems.

Fourth: Increase the responsibilities of the Executive Board, by giving and sharing the responsibilities of our organization.

Fifth: Education—make more of it available by establishing a line of communication with some of our allied groups; and making the offering known and available to all of the membership.

Sixth: Appoint a committee to investigate and study alternatives, if necessary, of our position as affiliate membership to the League of Municipalities and determine if we should continue to participate.

Seventh: Continue our present communication link with the Legislature with the thought of perhaps expanding our relationship.

Eighth: Appoint a committee to study the effects of "Creative Financing" and its effects on the equalization ratio.

Ninth: Study and update our code of ethics.

Tenth: Project our association in the public eye in a high professional manner. Not an easy task at times, as professional standards are difficult to maintain.

New Committee appointments are being correlated but are not final at this date. Anyone wishing to serve on a specific committee is requested to contact me, or the secretary and I will be happy to consider them.

Gloria A. Cross, Pres.

NORTHEAST REGIONAL CONFERENCE

The Northeast Regional Association of Assessing Officers, an affiliate of IAAO, will hold its annual conference on May 23-26 at the Harrah's Marina Hotel, Atlantic City.

Al Greene, Clifton Assessor, as President of the Association, has appointed Sam Bafarah and Charles Fouquet co-chairmen of the convention.

Harrah's Hotel and Casino is situated on Atlantic City's Marina and is only minutes away from the boardwalk.

There will be educational programs, special ladies programs, shows, dinners, and extra fun for all.

Rooms will be available at \$69. per night, plus tax on a first come—first served basis.

The registration fees are: Active members—\$50.00; Associate members—\$50.00; Subscribing members—(Corporate) \$75.00 Primary Registrant and \$50.00 Secondary Registrant from the same company. All spouses—\$10.00.

The registration fee will include two cocktail parties, one banquet ticket (extra tickets available for \$20.00), gifts, door prizes, special programs, trips, etc.

Display booths are available by contacting William Birchall (609) 261-2730.

Early prepaid registrants by April 15 and members paid up as of April 1 will be entitled to a \$5.00 reduction in registration fee.

Every registered conferee staying at Harrah's will receive with his or her room registration \$8.00 in quarters and a \$3.00 credit coupon for food or drink. Their spouse will receive the same, compliments of the Hotel.

There will be free valet parking and bus service to the boardwalk will be provided.

For further information contact Sam Bafarah (201) 775-2100 or Charles Fouquet (201) 263-4271.

ASSESSOR WANTED

Franklin Township, Somerset County, is looking for an assessor. Salary range: \$17,950. - \$28,000. 35 hour week with full benefits. 10,000 line items with staff of assistant assessor, field assessor and clerk. For further information call Mary Louise Stanton (201) 873-2500.

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Assembly Concurrent Resolution #3061

A Concurrent Resolution proposing to amend Article VIII, Section I, paragraph 4 of the Constitution of the State of New Jersey.

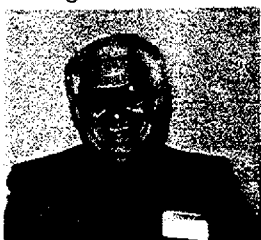
This Concurrent Resolution proposes an amendment to Article VIII, Section I, paragraph 4 of the Constitution of the State of New Jersey, which establishes the qualifications for senior/disabled citizen's (or spouse's) deduction on real property taxes. Currently, an otherwise eligible senior or disabled citizen must own both the house and land on which situated to qualify for such deduction. The proposed amendment will allow otherwise eligible home owners to qualify for a real property tax deduction, if they own, occupy and pay taxes on a dwelling house, notwithstanding that the land on which the dwelling house is located is owned by another person or persons.

This proposed amendment is a response to a recent New Jersey Supreme Court decision *Koester v. Hunterdon County Board of Taxation*, 79 N.J. 381 (1979), wherein the court held that mobile homes in mobile home parks are, in certain instances, assessable and taxable as real property, notwithstanding that such homes are situated on land not owned by the occupant.

The proposed constitutional amendment would affect not only mobile homes but other similar situations where a qualified senior or disabled citizen owns and pays real property taxes on a primary dwelling situated on lands owned by another.

LEGISLATIVE NEWS

The following letter was received by the Editor, concerning S1313.



Dear Lou:

As I mentioned to you over the phone last week I was hopeful of writing a favorable report to you and I'm glad to state that I am.

It was around 3:00 P.M. on January 7, 1981, that my phone rang. My secretary said that Mr. Ditmars, of the local Property Tax Bureau, would like to talk to me.

I greeted Henry and his words to me were the culmination of almost two years of the hardest work that the Assessors Association was ever called upon to do. They were only six words but I can't ever recall any other six words which were more meaningful—six words which offered so much positive help to so many Assessors.

These six words by Henry were, "George, the Governor signed the bill." Many Assessors probably already know that the bill referred to is S-3131 and is now legally known as Ch. 393, P.L. 1981.

This is one report that I longed to write. It is written with so much elation. As previously mentioned in my reports, this bill protects those citations listed in Ch. 44 of our Tenure Act. Since Ch. 393 was signed on Thursday, I've been receiving congratulatory calls but the ones who should be congratulated are all you assessors who showed you cared by becoming personally involved in pushing this bill toward enactment.

True, Jim Anderson, Sid Glaser, Henry Ditmars, Sam Temkin, Ed Rosenbloom and a host of others fashioned this bill but without the active interest and involvement by the assessors this bill would have remained just a number. I know that there were others involved because of an incident that occurred during the period of final passage by the Senate. A member of the Association's Legislative Committee had beseeched the personal help from his legislator. He requested his help in having the bill put on the Senate Board List for final passage. The legislator's report back to the assessor was this; "Are you pulling my leg—your Bill S-3131 is the hottest bill in the Senate and it seems that everyone and his uncle are after it."

When those words were related to me, I knew that that with this kind of support we couldn't lose. I also know that if this kind of support continues, the assessors cannot lose, ever again. So all you assessors who cared, stand up and be acknowledged. You're all to be congratulated. You deserve all the benefits that you can derive from this law because you worked for it.

With the adjournment sine die of the 199th Legislature on January 12th and with the swearing in of the new Legislature, a new administration in the Assessor's Association is also beginning. President Gloria Cross will be planning her program and the Legislative Committee will be

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meeting to review this program at the earliest possible time. As always with the Legislature, time is of the utmost importance and it seems as if there is a very short period of time between the beginning and the ending of each term of the Legislature. Because of the 10 year cycle this term of both houses is for two years only. I don't know what President Cross' program is but I do know that high on the priority list is a complete review of Ch. 123. Those of you who heard Assemblyman Karchers' remarks on Ch. 123 at Atlantic City will recognize the need for some form of an amendment to that law. Many municipalities have already felt the ravages of this law where residential ratios are allowed to strongly influence commercial ratios which resulted in an unbalanced state of values. This further resulted in a definite shift in the burden of taxation.

Meetings are scheduled with the Director in the hope that an equitable solution can be formed.

This report I respectfully submit.

George C. Harraka, Chm.
Legislative Committee
N.J.A.M.A.

ASSEMBLY, No. 3643

An Act temporarily prohibiting the implementation of a revaluation of real property in certain municipalities.

The purpose of this bill is to temporarily prohibit the implementation of a revaluation of real property in any municipality which is operating under the Mayor-Council Plan D form of government and which has a population of more than 45,000, but less than 130,000, according to the most recent decennial federal census, for the tax years 1982 to 1983, inclusive.

ATLANTIC CITY CONFERENCE



The 66th Annual Conference opened for the Association of Municipal Assessors of New Jersey in the Seashore Room of the Boardwalk Regency at 9:20 a.m. The meeting was called to order by President Anderson and there was a moment of silence for deceased members.

PRESIDENTIAL REPORT

1. President Anderson opened the election for the position of Vice President. He noted that there were four candidates for the three open positions: Carlo Alongi, Robert Ebert, Charles Grayson, and William Hogan. The candidates were advised that either they or their representatives were to be present at the counting of the ballots.

2. Constitution and By-Laws—Joe Crane presented recommended changes in the By-Laws as follows:

a. Article 3, Section 1a, paragraph 6 (Revised 12/1/75—amends Sections 4 & 5 paragraph 12 of November 1973 amendments)

Currently Reads: In the event there are candidates nominated by petition, by October 1, the Secretary shall mail to every member eligible to vote an application for an absentee ballot. Only those applicants whose applications are received by October 15 will receive an absentee ballot. Upon receipt of the signed application and before October 20, the Secretary shall mail to each such member eligible to vote, an absentee ballot.

Proposed Change: In the event there are candidates nominated by petition, by October 1, and upon written request, the Secretary shall mail to the member eligible to vote an absentee ballot before October 20.

The above proposed change was defeated by the membership vote.

b. Article 3, Section 1a, paragraph 9 (Revised 12/1/75—amends Sections 4 and 5 and paragraph 12 of November 1973 amendments).

Currently Reads: A ballot box shall be available at the Election Meeting for those eligible members who have not voted by absentee ballot. The first order of business at the Election Meeting will be the completion of the casting of the ballots under the supervision of the Election Committee. Voters must satisfy either the Secretary or the Treasurer that they are members in good standing. State Association dues must be paid by October 15 for members to be eligible to vote.

Proposed Change: A ballot box shall be available at the Election Meeting for those eligible members who have not voted by absentee ballot. The first order of business at the Election Meeting will be the completion of the casting of ballots under the supervision of the Election Committee. Voters must satisfy either the Secretary or Treasurer that

they are members in good standing. State Association dues must be paid by September 1 for members to be eligible to vote.

The above proposed change was adopted by the membership.

c. Article 4, Section 1

Currently Reads: The President shall preside at all meetings, appoint all committees with the exception of six (6) members of the nominating committee, have general supervision of all the activities of the Association, call all meetings, and shall be ex-officio member of all committees. The duties of the President-Elect shall be assigned by the President. The President-Elect shall preside at meetings in the absence of the President. It shall be the specific duty of each Vice-President to promote the good and welfare of the Association in the district or part of the State assigned to him by designation of the Executive Committee.

Proposed Change: The President shall preside at all meetings, appoint all committees with the exception of six (6) members of the nominating committee, have general supervision of all the activities of the Association, call all meetings, and shall be ex-officio member of all committees. The President shall appoint legal counsel for the Association. The duties of the President-Elect shall be assigned by the President. The President-Elect shall preside at meetings in the absence of the President. It shall be the specific duty of each Vice-President to promote the good and welfare of the Association in the district or part of the State assigned to him by designation of the Executive Committee.

The above proposed change was defeated by the membership vote. William Bailey recommended that the appointment of legal counsel by the President be subject to the approval of the State Association Officers. This recommendation will be given to the By-Laws Committee.

4. Conflict of Interest. President Anderson proposed an amendment to be made to the By-Laws which states that "anyone who has an interest whatsoever or is employed by a Revaluation Company would not be eligible to be a regular member of the Association of Municipal Assessors of New Jersey." After much discussion, it was suggested that this matter be returned to the By-Laws Committee for action and it was the general consensus of the membership that a change be made in the By-Laws that would prohibit any member from holding an office in the State Association if he or she has any legal interest in a Revaluation Company.

COMMITTEE REPORTS

North Eastern Conference Committee—Charles Fouquet, Chairman

The Annual Conference will be held at Harrah's Marina Casino in Atlantic City on May 23 thru May 27, 1982.

Audit and Budget Committee—Joe Crane, Chairman

Due to a change in the office of Treasurer, it will be
(continued on next page)

Association of Municipal Assessors of New Jersey

NEW JERSEY ASSESSORS BULLETIN

P. O. Box 187, New Brunswick, N. J. 08903 — (201) 745-5011

Quarterly Publication

OFFICERS

President—Gloria Cross
 Vice Presidents—Robert Ebert, Dorothy Montag,
 J. Stanley Smith, Claire Young,
 Charles Grayson, William Hogan,
 Stephen Kessler
 Secretary—Ken Beck
 Treasurer—Joseph Crane
 Sergeant-at-Arms—Charles Fouquet

EDITORIAL BOARD

Editor—Louis Schick
 William Birchall, Jr.
 Barbara Clark

CONFERENCE continued

necessary to have another audit performed.

All Committee Chairmen are to notify the Audit & Budget Committee of monies they will require during the forthcoming year.

Wet Lands, Coastal, Flood Plains, & Pinelands Committee—Walter Kosul, Chairman

Any Municipality that has appeal judgments on Pinelands property please forward a copy of such to Walter Kosul, Assessor, Box 175, New Lisbon, NJ 08064.

Dorothy Montag reported that there had been three excellent programs during the Tri-County Meetings (Atlantic, Cape May, & Cumberland) held during the year. President-Elect, Gloria Cross, attended the last meeting.

Legislation Committee—Geroge Harraka, Chairman

George Harraka reported that there is an Assembly Bill, A3392, which would give tax abatement for improvements on residential property. The Association felt that this would interfere in the Added Assessment procedure and will not be supporting the passage of this bill.

A Resolution was presented by Bergen County Association to support Joseph Krupinski, Assessor—Teaneck Township—for a position on the Executive Board of the IAAO. This was approved unanimously by the membership of the State Association.

President Anderson reported that there has been some problem with the tax lists being made available for political mailings. There was much discussion concerning the propriety of using the tax lists for this purpose. Larry Henbest stated that according to the Public Information Law, Data Processing centers were formed for the purpose of handling computer programs on County levels. They are entrusted with the right to gain additional monies to help meet expenses, by the sale of public information such as mailing lists. The custodian of the tax list is the County Tax Board and Tax Assessors have no control over the use of that list because it is public information. The Attorney General of

the State of New Jersey has taken the stand that the tax list, being public information, is subject to use by anyone. Since Data Processing Centers have this information on file, they have the right to sell it to gain additional monies.

It was recommended that the State Association investigate this matter further. Most of the assessors felt that there should be no tax information shown on any such labels.

At 10:45 a.m. the election for Vice President was closed. The Election Committee retired to tabulate the ballots. The results of the election were as follows:

Robert Ebert, Charles Grayson, and William Hogan were elected to the positions of Vice President.

Since there was no contest for the position of Treasurer and Sergeant at Arms, the Secretary cast a unanimous vote for Joseph Crane as Treasurer and Charles Fouquet as Sergeant at Arms.

The S.M.A. luncheon held in the California Room, Boardwalk Regency was successful. The following were guest speakers:

The Honorable Alan Karcher, Assembly Majority Leader

The Honorable Richard VanWagner, Assemblyman

The Honorable Dean Gallo, Assembly Assistant Minority Leader

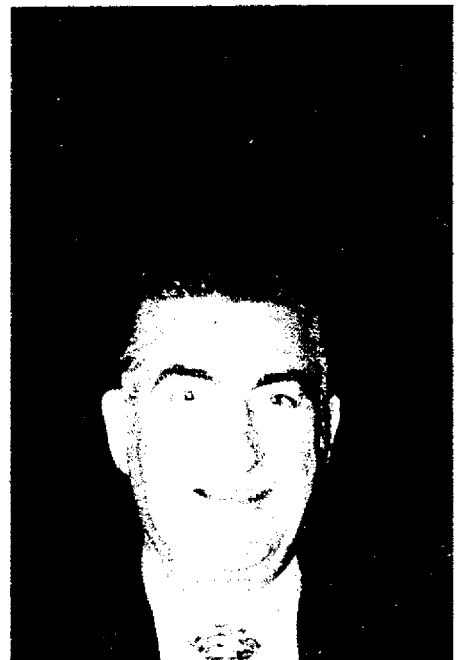
Sidney Glaser, Director, Division of Taxation

Immediately following the S.M.A. Luncheon was the presentation of Awards. Louis Pisacane, Assessor from Boonton was presented with the Russell T. Wilson Award. The New Jersey Assessor's Associate Award was presented to George Acolia, Property Tax Manager, Eastern Territory, Sears Roebuck Co.

Following the Awards Presentation the duly elected officers were sworn into office. Gloria Cross was sworn in as President by Frank Bastone, Mt. Olive Township Administrator.

The meeting was adjourned.

Kenneth H. Beck
 Secretary



ATLANTIC
CITY

ATLANTIC CITY



ONE MAN'S OPINION



To most of the property owners or elected officials in New Jersey, the mechanism of the property tax system is too complicated and sophisticated to comprehend.

Nothing short of a symposium or seminar would help make this subject more understandable to one who is not familiar with assessment

procedures.

If an assessor were to invade the sanctuary of his City Fathers and announce that the "ratio" is too low and a revaluation is needed, he would be met with blank stares and silence. Finally, someone would ask, "What's a ratio?"

As far as an assessor is concerned, a ratio is the number resulting by dividing the assessment of a particular property by the sales price when the property is sold. Thus, if an assessment is \$50,000, and the sales price is \$70,000, the ratio is 71%.

This is not good for the municipality.

Every year the New Jersey Local Property Tax Bureau calculates all the sales in the previous twelve month period, from July 1 to June 30, and obtains a ratio number.

The ideal situation is to have a 100% ratio. It means that the assessment of every property sold was exactly the same as the selling price. This is theoretically impossible.

The importance of the ratio is twofold. Under normal conditions, the higher the number, the more school aid is received from the State and the less is paid by the municipality in county taxes. This accentuates the significance of the ratio. This is why assessments should be kept current and astride with the market selling prices.

When the ratio drops to a dangerous low, perhaps to 40% or 50%, it is telling the assessor that his values are much too low and should be brought up. It is calling for a revaluation.

Most governing bodies shy away from this action because of the cost but the main reason, in most instances, is that the increased assessments will be shifted to the homeowners. With the thought of the constant future elections, few officials want to endure the wrath of irate homeowners. When you tell the homeowner he must reach into his pocket for extra dollars, you are talking about the thing nearest and dearest to his heart.

Because of the reluctance of city officials to take action, county boards of taxation are now ordering municipalities to revalue when necessary. This does not make revaluation firms unhappy.

Now, however, Assembly Bill #3160 was recently introduced in the legislature by Assemblymen Littell, Albanese, Smith, Visotcky, Paterno, Gallo, Doria, Otlowski, Fortunato, Edwards and Assemblywoman Gluck.

According to a copy of the proposed bill, it would "provide" that a plaintiff successfully appealing the valuation of real property before the tax court shall be entitled to costs and reasonable attorney's fees, if the complaint arose from the completion of a revaluation program by a revaluation or appraisal firm under contract with the municipality, and if the court shall find that the firm was grossly negligent in its attempt to arrive at the value of the property. The appraisal firm would be made a party of interest to the complaint, and would pay the costs and attorney's fees incurred by the plaintiff before both the county tax board and the tax court."

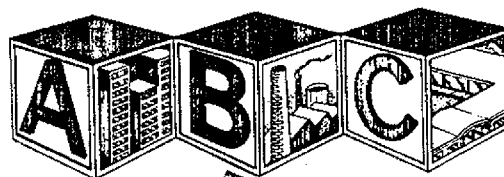
Assembly Bill #3160 is another example of discrimination for the benefit of investor, speculator or industrialist. It discriminates because the homeowner cannot benefit from it. He does not need a lawyer but according to law, the corporations must have attorneys to represent them in a tax appeal.

What the bill could do is put the revaluation firms out of business. Assessors agree that the majority of decisions handed down by the State Tax Court do not favor the municipalities. The taxpayer usually comes out on top.

Several losses in court to a large corporation could be the downfall of the revaluation companies. As one principal of a major revaluation firm said to me, "I can't trust the courts. I never know what they will do, regardless of how well I prepare my case. This will force me into an early retirement if it becomes law."

Lou Schick

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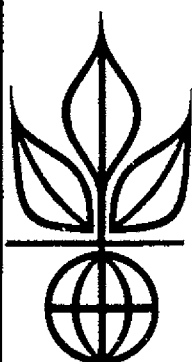
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ASSEMBLY, No. 3759

This bill is designed to further promote import and export growth in our State and employment related to such growth, and provide an equal opportunity for New Jersey banks to compete with New York banks having international banking facilities.

The Federal Government authorized the creation of international banking facilities as separate domestic entities within U.S. banks to allow equal competition of U.S. banks with foreign banks, and encourage U.S. banks having offshore facilities due to three domestic elements—interest rate, reserve, and tax limits to establish some or all such facilities back in our country by eliminating the reserve and interest rate limits.

International banking facilities are strictly limited under specific circumstances to taking deposits from and providing loans and services to foreign residents, foreign businesses, other IBFs, etc.

Since State taxation of such facilities is not directly under federal control, the federal reserve in promulgating regulations authorizing IBFs delayed the effective date of the new reserve and interest rate provisions until December 3, 1981 so all interested states would have an equal opportunity to amend their tax laws to resolve the tax impediments so such facilities in New York wouldn't have an advantage.

The New York legislature has amended their tax law at the request of a group of New York banks who are involved in foreign financing.

The bill would provide the same type tax abatement for New Jersey banks who wish to create IBFs in New Jersey. Since the State continues to encourage foreign businesses to New Jersey (i.e., Mount Olive Free Trade Zone) and since such businesses locating in our State look for sophisticated services from international banking departments of banks, as one of their criteria for locating in a given state, it is extremely important that New Jersey banks have the same tools as their New York bank competitors to satisfy the need.

IN MEMORIAM

Roger S. Payne, 69, Assessor for Franklin Township, Somerset County, died Wednesday, December 2, 1981.

Prior to serving as assessor for 12 years, Mr. Payne was a commissioner on the Union County Board of Taxation.

ASSEMBLY, No. 3607

An act to amend "An act to provide for exemptions and abatements on commercial and industrial structures in areas in need of rehabilitation in certain cases, and supplementing chapter 4 of Title 54 of the Revised Statutes," approved February 10, 1977 (P.L. 1977, c. 12).

This bill would authorize municipalities qualified for State aid under the "Depressed Rural Centers Aid Act" to allow real property tax exemptions and abatements on commercial and industrial properties, an authority currently available to municipalities qualified for "Urban Aid."

ASSEMBLY, No. 3760

An act imposing a tax upon conversion of farmland in certain cases and supplementing the "Farmland Assessment Act of 1964," approved May 11, 1964 (P.L. 1964, c. 48, C. 54:4-23.1 et seq.).

This bill provides for the imposition of a 12-year receding conversion tax on land assessed and taxed under the Farmland Assessment Act to discourage speculation on farmland. Where such land is converted to nonagricultural use within the first year after purchase, a tax of 12% of the sale price would be payable, with the percentage of the tax reduced 1% each year it is held in agriculture and the sales price adjusted conservatively for inflation.

Land that has been in agricultural production under ownership of any person or members of the same family for 12 years would not be subject to the tax.

The tax raised pursuant to this act would be paid into a Farmland Retention fund administered by the State Treasurer which would serve as a continuous source of funds for the financing and funding of programs devoted to farmland retention or preservation.

ASSEMBLY, No. 3609

An act to repeal section 14 of "An act concerning taxation, amending sections 54:2-3, 54:2-8, 54:2-14, 54:2-18, 54:2-33, 54:2-34, 54:2-35, 54:2-40, 54:2-41, 54:3-22 and 54:3-26 of the Revised Statutes, and supplementing chapter two of Title 54 of the Revised Statutes," approved April 25, 1946 (P.L. 1946, c. 161).

Section 14 of P.L. 1946, c. 161 (C. 54:2-43), commonly known as the "Freeze Act," provides that judgment by the tax courts involving real property shall be conclusive and binding upon the municipal assessor and the taxing district for the assessment year covered by the final judgment and the following two assessment years.

During the 3-year "freeze" period, a municipality may not apply for an increase, but the taxpayer may petition for a further reduction.

Consequently, a taxpayer can, by regularly appealing for a decrease, indefinitely limit ("freeze") his property tax liability—even if the tax court denies his appeal—since each decision would constitute a conclusive and binding judgment on the taxing district.

The inappropriate application and utilization of the "Freeze Act" deprives local taxing districts of substantial tax revenues and it should, therefore, be repealed.

ASSEMBLY, No. 3614

Chapter 358 Laws of N.J. 1981 Approved 12/30

An act concerning the taxation of mobile homes and repealing P.L. 1981, c. 9.

The purpose of this bill is to extend the moratorium on the taxation of mobile homes as real property until January 1, 1983. The bill repeals P.L. 1981, c. 9 which established a moratorium on such taxes until January 1, 1982.

The extension is necessitated by the fact that P.L. 1981, c. 9 was intended to be an interim measure, pending adoption of comprehensive mobile home tax legislation which would take account of special problems related to the taxation of mobile homes as real property. The extension is further needed to provide sufficient time for public debate and legislative action on the numerous issues raised by the tax recommendations made by the Mobile Home Study Commission.

Moreover, if the Legislature were to complete its deliberations on the recommendations of the commission before January 1, 1982, there would not be sufficient time for the Division of Taxation and local tax assessors to implement any new laws regarding the taxation of mobile homes as real property for that year.

ASSEMBLY, No. 3602

An act temporarily prohibiting the implementation of a revaluation of real property in certain municipalities.

The purpose of this bill is to temporarily prohibit the implementation of a revaluation of real property in any municipality receiving urban aid funds during the tax years 1982 to 1984 inclusive.

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MARCH

3-5: Texas

Austin, Workshop on the Development and Analysis of the Assessment-Ratio Study; sponsored by the IAAO Education Department. For further information, contact the IAAO Education Department, 1313 East 60th Street, Chicago, Illinois 60637.

APRIL

2-3: Illinois

Chicago, Instructor Training Workshop; sponsored by the IAAO Education Department. For further information, contact the IAAO Education Department, 1313 East 60th Street, Chicago, Illinois 60637.

6, 13, 20, 27, and May 4: Massachusetts
(Northeastern Regional School)

Framingham, Courses 2 and 301; sponsored by the IAAO Education Department. For further information, contact the IAAO Education Department, 1313 East 60th Street, Chicago, Illinois 60637.

18-May 1: Illinois

Chicago, Assessment and Appraisal Institute; sponsored by the IAAO Education Department. For further information, contact the IAAO Education Department, 1313 East 60th Street, Chicago, Illinois 60637.

ASSEMBLY, No. 3765

An act concerning taxation of real property used for railroad purposes, providing for the administration, collection and enforcement thereof and revising and repealing parts of the statutory law.

This bill would repeal all State railroad taxes. Railroad property will become taxable by local governments in tax year 1982.

SENATE, No. 3557

An act to amend the "New Jersey Public Transportation Act of 1979," approved July 17, 1979 (P.L. 1979, c. 150).

This bill is designated to retain the tax exemption for property owned by New Jersey Transit that is used primarily as a public transportation passenger facility and located within an area in need of rehabilitation, notwithstanding that portion of such property is leased for other uses or purposes. It is also designed to ensure that the lessee will not be subject to taxation.

Finally, it permits New Jersey Transit, at its discretion, to enter into agreements with municipalities for additional in lieu of tax payments. The Hoboken train station is an example of the kind of property that will be immediately affected by this bill.

Meadowlands Remains Tax Exempt

The Meadowlands Sports Complex was handed a \$10 million partial assessment on its \$85 million structure but the Bergen County Tax Board indicated it will reject any attempt by the municipality of East Rutherford to tax the facilities.

The tax board cited the state attorney general's legal opinion which said the complex was exempted from any borough property tax.

East Rutherford receives \$880,000. annually in lieu of property taxes but the local officials imposed the partial assessment because they thought the series of rock concerts held at the Arena were not the kind of "public use" intended when the 1977 agreement was made.

Senate Concurrent Resolution No. 3044

A Concurrent Resolution proposing to amend Article VIII, Section I, of the Constitution of the State of New Jersey.

Shall the amendment of Article VIII, Section I of the Constitution, agreed to by the Legislature, and allowing the Legislature to enact general laws under which municipalities may adopt by referendum systems of property taxation most appropriate to their circumstances, which systems may include different tax rates for up to four different types or classes of property, or different tax rates for site values and improvements; be approved?

SENATE, No. 3530

An act to amend the "Public Employees' Retirement System Act," approved June 28, 1954 (P. L. 194, c. 84) as said short title was amended by P. L. 1971, c.213.

The purpose of this bill is to permit an eligible member of the Public Employees' Retirement System who wishes to retire on the special veteran's half-pay retirement allowance to use, as the salary base for computing that allowance, the compensation he received during his highest-paid year of covered employment, rather than during his last year, as currently provided.

MAINTENANCE OF ASSESSMENTS

Six counties have expressed an interest in attending this dinner meeting on Tuesday, March 2, 1982 sponsored by Somerset County. Speakers will include Bill Skelly, Assessor of Willingboro; Angela Szymanski, Secretary of Middlesex County Board of Taxation; and Glenn Seelhorst, President of Appraisal Surveys, Inc. Questions and discussions will follow.

Details as to location, costs, etc. are being mailed to Hunterdon, Mercer, Middlesex, Somerset, Sussex and Warren Assessor Associations and County Tax Boards. Anyone else interested may attend. For further information call Nick Cantore (201-725-7764) or Roy Taylor (201-756-3366).

ASSEMBLY, No. 3781

An act to amend the "New Jersey Public Transportation Act of 1979," approved July 17, 1979 (P.L. 1979, c. 150).

The bill is designed to ensure that the leasing for private use of a portion of a facility operated by New Jersey Transit Corporation for public transportation service shall not subject the lessee to taxation. The Attorney General has indicated that the leasehold statute would likely be construed so as to not tax such a lessee. This bill has been introduced to make clear that this interpretation is correct.

Of note, such a lease would clearly not subject the lessor to taxation under the provisions of the existing legislation. This bill does not purport to change this exemption.

ASSEMBLY, No. 3752

An act concerning the assessment of real property and improvements thereto, and supplementing chapter 4 of Title 54 of the Revised Statutes.

No building or other structure newly constructed on any parcel of real property and intended for occupancy and use for residential purposes as a detached single family dwelling shall be assessed and taxed as real property until a certificate of occupancy or temporary certificate of occupancy has been issued or unless the building or other structure is actually occupied and used for such purposes.

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HOME RULE AMENDMENT

Kenneth A. Gibson, Newark Mayor, has asked State Senator John P. Caufield (D-Essex), to introduce a bill that would give municipalities the right to form their own method of real property taxation. This would require an amendment to the State Constitution.

Upon approval of both legislative houses, a statewide referendum would have to be approved by the voters.

If passed, each municipality would have the right to choose their own formula upon which their property taxes would be based.

At the present, a moratorium on a revaluation exists for the City of Newark. The moratorium expires this year and the Mayor is fearful the revaluation would be disastrous for many property owners in the City.

The lighter the head, the less success it takes to turn it.

ASSEMBLY, No. 3539

An act concerning exemptions or abatements from taxation in certain cases, and amending P.L. 1979, c. 233.

This bill would further stimulate improvements to multiple dwellings under P. L. 1979, c. 233, by removing the restriction under that law that property tax exemptions and abatements for the improvements shall terminate upon transfer of title. Lending institutions are, understandably, reluctant to make improvement loans on the basis of a tax exemption provision if the exemption ceases under transfer of title. This bill would remove that restriction, as a similar restriction was removed from the homeowner's improvement exemption law (P. L. 1975, c. 104; C. 54:4-3.72 et seq.), for much the same reason.

Ex-Gov. Brendan Byrne signed a bill calling for a two year moratorium on revaluations in Irvington. The purpose was to prevent an expected increase in residential property taxes until anticipated commercial construction is completed.

Association of Municipal Assessors of New Jersey

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