

CHAPTER 23A

TAX MAPS

Authority

N.J.S.A. 54:1-15 and 54:50-1.

Source and Effective Date

R.1990 d.449, effective September 4, 1990.
See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).

Executive Order No. 66(1978) Expiration Date

Chapter 23A, Tax Maps, expires on September 4, 1995.

Chapter Historical Note

Chapter 23A, Tax Maps, was filed and became effective prior to September 1, 1969. Chapter 23A was amended by R.1979 d.49, effective February 6, 1979. See: 11 N.J.R. 44(a), 11 N.J.R. 151(d). Pursuant to Executive Order No. 66(1978), Chapter 23A was readopted as R.1984 d.101. See: 16 N.J.R. 234(a), 16 N.J.R. 747(d). Chapter 23A was amended by R.1984 d.379. See: 16 N.J.R. 1465(a), 16 N.J.R. 2379(b). Chapter 23A was repealed and replaced with new rules by R.1985 d.381. See: 17 N.J.R. 1068(b), 17 N.J.R. 1910(a). Pursuant to Executive Order No. 66(1978), Chapter 23A expired on August 5, 1990. Chapter 23A was adopted as new rules as R.1990 d.449. See: Source and Effective Date.

See section annotations for additional specific rulemaking activity.

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SUBCHAPTER 1. GENERAL PROVISIONS

As amended, R.1979 d.49, eff. February 6, 1979.

See: 11 N.J.R. 44(a), 11 N.J.R. 151(d).

Repealed by R.1990 d.449, effective September 4, 1990.

See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).

18:23A-1.1 General provisions, scope and tax map defined

(a) In accordance with the provisions of Chapter 175, Laws of 1913 (N.J.S.A. 54:15.1), Chapter 167, Laws of 1939 (N.J.S.A. 54:1-15.1) and Chapter 92, Public Laws of 1948 (N.J.S.A. 52:18A-46), the Director, Division of Taxation, Department of the Treasury, has adopted these rules for the preparation of tax maps.

1. Modifications of these rules may be desirable in some cases to meet special conditions and will be authorized upon application in writing to the Director if adequate reason is shown.

2. These rules are intended to cover the preparation and revision of all types of tax maps (N.J.S.A. 54:1-15(6)).

3. Existing surveys, maps, and aerial photographs may be used in the preparation of tax maps, provided their accuracy is first tested and found to be within the limits herein specified.

4. Tax maps may show lots as shown on a filed plan of development indicating the development block and lot numbers as well as the tax map block and lot numbers.

5. Tax maps are made primarily for the use of the assessor and should contain the information necessary for his purposes. Other data desired by the local authorities, (such as house numbers shown on street area, opposite pertinent lot), may be added provided this is done without obscuring the details of the maps and without interfering with its stated use.

6. The line work and lettering on all tax maps shall be done with black waterproof ink.

7. Freehand or mechanical lettering may be used, but the style to type of lettering shall be consistent throughout the map.

8. On each Key or Index Sheet the following statement shall be shown:

"To show Conditions as of (date)," indicate the date of the latest deed plotted on the map or the date of the latest revision.

9. On each Key or Index Sheet the following certification shall be made: "I hereby certify that this map and any required survey have been made under my immediate supervision, and comply with the laws of the State of New Jersey." The seal, signature, and license number of the New Jersey Licensed Land Surveyor preparing the tax map shall be affixed under the above statement (See: New Jersey Attorney General's Formal Opinion 1959—No. 6, dated April 14, 1959).

10. A previously approved tax map, currently revised and resubmitted for an approval shall have the following certification:

"I hereby certify that this map has been revised under my immediate supervision, and complies with the laws of the State of New Jersey." The seal, signature and license number of the New Jersey Licensed Land Surveyor revising the tax map shall be affixed under the above statement.

(b) A tax map may be defined as a map or maps drawn to scale, indicating every lot of land identified by a block and lot number except those areas allocated to roads, streets, highways, and tidal waters outside of riparian grants. In addition to the names of the roads, streets, highways and tidal waters listed above, the names of the adjoining counties, adjoining municipalities, rivers, streams, brooks, railroads, rights-of-way and easements shall be indicated in their proper locations on the tax map.

Amended by R.1990 d.449, effective September 4, 1990.

See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).

Definition of tax map added at (b).

18:23A-1.2 Approval of tax maps

(a) The law provides that the Director, Division of Taxation, "shall have full control over the preparation, maintenance, and revision of all tax maps however prepared" (See: Chapter 175, Laws of 1913 and N.J.S.A. 54:1-15(6)).

(b) No new map or set of maps shall be used for purposes of taxation until approved by the Director, Division of Taxation (Chapter 167, Laws of 1939; N.J.S.A. 54:1-15.3).

1. After maps have been completed and thoroughly checked by the maker for compliance with these rules the maps shall be submitted to the Local Property Branch for examination. Any revisions or corrections found to be necessary shall be made by the maker of the tax map. The Branch reserves the right to reject any tax map for examination which, in its opinion, has not been adequately checked for compliance with these rules.

2. When the required revisions have been made, the tax map will be approved by the Director, Division of Taxation, and his official approval will be stamped on each tracing.

3. The Local Property Branch will make a set of prints of each approved tax map to be retained in its file. The tracings will then be made available to the municipality concerned.

4. The tax maps to be approved for revaluation purposes in accordance with Chapter 424, P.L. 1971, shall conform to these rules as far as lot and block numbering system is concerned and all lot and block details. However, the original tax map tracings shall not be required to have the Director's official stamp.

Amended by R.1990 d.449, effective September 4, 1990.

See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).

Administrative reorganization reflected.

18:23A-1.3 Aerial photographs and surveys

(a) If aerial photography of the municipality are to be used as an aid in the preparation of a tax map, they shall be taken by a bonded company experienced in and equipped for the production of such aerial photographs and approved by the Director.

(b) Vertical aerial photography may be used to assist in the preparation of a tax map, if the basic map detail such as highways, roads, streets, railroads, streams, rivers, lakes, shore lines, and municipality boundary lines are plotted by a stereoscopic or radial line method to avoid the displacement or wrong location of such detail. The tracing of an individual photograph or enlargement of the basic map detail will not be considered sufficiently accurate.

(c) The aerial photography shall be taken with a precision certified mapping camera.

(d) Aerial prints shall not be from a flight flown more than three years prior to date of tax map compilation.

NOTE: Physical changes such as recent land developments, road alignments, etc., would not be shown on older prints or photographs.

(e) Aerial prints to be used as an aid in the preparation of a tax map should be from a flight flown when the trees are bare of foliage and the ground is bare of snow.

(f) Aerial prints shall be supplemented by sufficient control points to insure their accuracy. The control points shall be derived from the following sources:

1. United States Coast and Geodetic Survey monuments and points;
2. United States Geological Survey monuments and points;
3. New Jersey Geological Survey monuments and points;
4. Existing surveys of private and public property;
5. Existing highway and road surveys (State, County and Municipal);
6. Actual field surveys by a tax map maker, a New Jersey Licensed Land Surveyor, to ascertain the proper location of a lot.

18:23A-1.4 Size of tax map sheets

All completed tax map sheets shall be prepared on high-grade tracing cloth, film base material or polyester type plastic material, 36 inches long by 24 inches wide. Each sheet shall have a border with margins of one inch around the upper, lower and right sides, and a three inch margin on the left side (See Standards, Page 39).

18:23A-1.5 Scales

(a) Maps shall be drawn to the following scales; depending on the density and classification of the municipality:

1. City and urban districts—1 inch = 50 feet and 1 inch = 100 feet; however, large parcels of land such as airports or industrial tracts should be detailed at a scale of 1 inch = 200 feet or 1 inch = 400 feet, depending on size. Example: No parcel of land over 15 acres should be detailed at a scale of 1 inch = 50 feet.
2. Rural districts—1 inch = 200 feet and 1 inch = 400 feet;
3. Large State and Federal tracts—Scales to be agreed upon by this Branch, the municipality and the tax map maker.

(b) The same scale should be used on all detail sheets throughout the taxing district, but where special conditions require the use of more than one scale, this may be done by first obtaining permission from the Local Property Branch.

(c) A supplemental sheet, or sheets, drawn to a larger scale may be used to show properties in a minor settlement or development, if this cannot be clearly shown on a smaller scale (see Standards, Page 43).

Amended by R.1990 d.449, effective September 4, 1990.
See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).

Exceptions for details on large parcels of land added at (a)1.

18:23A-1.6 Key map or sheet

(a) A Key Sheet shall be prepared for each map to a small scale which shall show the following data (See Standards, Page 40):

1. The boundary lines of the entire municipality, including bearings and distances when available;
2. The names and limits of all adjacent municipalities and counties;
3. All streets, roads, highways, main streams, lakes, local settlements, major public utilities rights-of-way, airports, bodies of water and railroads with their proper names;
4. The limits of special taxing districts within the municipality;
5. The outline and number of each detail sheet;
6. The outline and number of each block;

7. The meridian, true and magnetic, including declination on key sheet only;
8. Legend (See Standards, Page 40);
9. Title block (See Standards, Page 39);
10. Statement as follows: "To show conditions as of date";
11. The certification and seal of the New Jersey Licensed Land Surveyor;
12. A block or space for the Director's approval stamp;
13. A statement similar to the following: "The areas, boundaries and dimensions shown on this tax map are derived from ground surveys, aerial surveys, and recorded plans, maps, deeds, wills, and are to be used for assessment purposes only";
14. Revision block (see Standards, Pages 39 and 40).

(b) One or more Key Sheets may be used to properly show the required data.

(c) The Key Sheet shall be drawn to a scale that shows the proper relationship of topographic features such as roads, railroads, streams, etc.

(d) When a new tax map supersedes an existing tax map, a note shall be placed on the Key Sheet or Key Sheets as follows: "This tax map supersedes the tax map approved (date)." This information is obtainable from the Local Property Branch.

Amended by R.1990 d.449, effective September 4, 1990.
See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).
Administrative reorganization reflected.

18:23A-1.7 Detail sheets

(a) Detail sheets of a tax map shall be laid out as systematically as possible to make the tax map easy to understand. Streets, roads, highways, streams and railroads, etc. should be used as sheet limits unless it is impractical to do so. The grid system shall not be used to detail a tax map.

(b) A true meridian shall be drawn on each detail sheet.

18:23A-1.8 Sheet numbers

(a) The sheets of a tax map shall be numbered consecutively, and the sheet number shall be placed in the upper and lower right-hand corner, outside of the borderline. A supplemental tax map sheet shall bear the original sheet number with a number added as a subscript. For example: If an original sheet numbered "9" is subdivided or a supplemental sheet is needed they would become 9, 9.01, 9.02, etc. (See Standards, Page 42 and 43).

(b) Along the inside of each borderline shall be marked the number of each adjoining detail sheet.

18:23A-1.9 Block numbers

(a) All blocks in the municipality shall be assigned block numbers set forth in numerical sequence commencing with the number "1".

(b) Care should be used in connection with the assignment of block numbers since "Electronic Data Processing" is being used on a county-wide basis to record reassessment information for each individual municipality.

1. The division of an old block number may be shown by using the decimal system in this manner—1.01, 1.02, etc.;

Example (1):

Old Block Number 100 is split by a freeway into four blocks, yet the identity of old Block 100 must be retained. Then the new Block Numbers must be designated as Block Number 100.01, 100.02, 100.03, and 100.04.

2. There is another system of block numbering which identifies the sheet number as well as the block number.

Example (2):

Sheet 1 being the first sheet, would have the blocks numbered 101, 102, etc. Sheet 2 would then be the second sheet, having blocks numbered 201, 202, etc. It would be then possible to have at least 99 block numbers allocated to each tax map sheet, a situation not often encountered.

(c) Each block shall be bounded by streets, highways, rivers and prominent streams, but it shall be permissible, under special conditions to use artificial block limits, provided they are clearly shown by heavy solid lines and marked "Block Limit" or "B.L.".

1. Artificial block limits may be established along a property line or lines;

2. In no case shall any block be so extended that it will include lands on both sides of any street, highway, prominent stream, or another block;

3. Where rights-of-way of public utilities or railroads are assigned a block number to apply to their entire length, no other block shall be so extended that it will include lands on both sides of said rights-of-way or railroads (See N.J.A.C. 18:23-16 and Standards, Pages 51, 52, 53 and 72).

(d) Block numbers shall be made prominent and distinctive and placed near the center of each block.

(e) There shall be no duplication of a block number within a municipality.

(f) Block numbers used on filed maps which are located within the municipality may be shown but shall be distinct in appearance and less conspicuous than the block number to be used on the tax map. These filed map block numbers shall not be shown on the Key Sheet or Sheets (See Standards, Page 48).

(g) If blocks as shown on an original tax map are later subdivided, each subdivision shall bear the original block number with a number added as a subscript. For instance: if an original block number 16 is later subdivided into three blocks, they would become block numbers 16.01, 16.02 and 16.03. Again, if the block 16.01 is further subdivided into several new blocks, they would become 16.01, 16.04, 16.05, etc., i.e., one area retaining a number of the area that was subdivided and other areas would take the next consecutive number of the block with prefix number 16 (See Standards, Page 44).

(h) Block numbers shall be assigned to high-rise (over three floors) condominiums (See Standards, Page 64).

Amended by R.1990 d.449, effective September 4, 1990.
See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).

Block numbers assigned to high-rise condos.

18:23A-1.10 Lot numbers

(a) Lot numbers shall be assigned to every lot in the municipality including lots along the boundary lines, which may be assessed by an adjoining municipality, and "exempted" property, except areas occupied by roads, streets, highways, and tidal waters outside of riparian grants (N.J.S.A. 40:146-27; see Standards, Pages 50, 51 and 56).

(b) Lot numbers shall be consecutive in each block, commencing with the number "1". In those areas covered by a filed development the lot numbers from such filed maps may be adopted for use on the tax map, provided this method does not produce any duplication of lot numbers within any block.

(c) Lot numbers shall be shown in smaller and lighter figures than those used for block numbers and easily distinguishable therefrom.

(d) Lot numbers shall be placed on the lots in a systematic manner.

(e) Filed map lot numbers may be shown on the tax map, but shall be distinct in appearance and less conspicuous than the lot numbers used on the tax map (See Standards, Page 48).

(f) Where adjacent lots on a filed map are combined into one holding for the purpose of assessment, the lots may be shown on the tax map either as one lot or several lots, depending on the circumstances and preferences of the local officials. However, the method adopted should be used throughout the entire tax map (See Standards, Pages 48 and 49).

(g) If lots as shown on an original tax map are later subdivided, each subdivision shall generally bear the original lot number with a number added as a subscript. For example: if an original lot numbered 3 is subdivided into two lots, they would become lot numbers 3.01 and 3.02. Any later subdivision of former lot 3 would take the next consecutive numbers 3.03, 3.04, etc. (See Standards, Page 45).

(h) If a lot is completely detailed on one detail sheet, the lot shall not be detailed on any adjoining detail sheet or sheets.

(i) When applicable, lot numbers shall be assigned to areas on which mobile homes are situated, and the designated lot numbers should be part of the numbers previously assigned to the lot on which the individual mobile homes are located. For example: the mobile homes referred to as No. 1, No. 2, No. 3, etc., within the mobile home park area listed as Lot 1 on the tax map should be listed as being situated on Lots 1.01, 1.02, 1.03, etc. Detailing of the individual mobile home sites is permissible where the assessing practices of the tax districts require such delineation. The approximate location of the mobile homes sites or lots should be indicated by a thin dashed line on the tax map (See Standards, Page 68).

Amended by R.1990 d.449, effective September 4, 1990.
See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).
Stylistic changes.

18:23A-1.11 Block and property lines

(a) Property lines of lots on a tax map shall be shown by a solid line only, somewhat lighter and thinner than that used for streets, roads, and artificial block limits.

(b) Property lines along streets, rivers, lakes, bays, and any other bodies of water should be clearly shown with a solid line.

(c) Property lines of lots from filed maps, when they do not coincide with the property lines of the tax map lots, shall be shown by a thin dashed line (See Standards, Page 48).

18:23A-1.12 Boundary lines of municipalities

(a) Boundary lines of the municipality shall be determined either by running traverse lines in the field or from other reliable sources.

1. If traverses are run, they shall be closed and the computations may be requested by the Local Property Branch for review.

2. Reliable sources may be defined as recent tax maps of the adjoining municipalities, old maps and description of the municipality, known monuments and land marks in the boundary line itself, and agreement between local authorities as to the location of any disputed lines (See R.S. 40:43-67, 70 and 71, Chapter 37, Laws of 1953).

3. A description of the boundary lines of the municipality shall be furnished to this Branch when the tax map is submitted for review.

(b) Boundary lines of the municipality shall be shown by a very prominent, heavy dash and double dotted line (See Standards, Page 37).

(c) Along each portion of the boundary line of the municipality shall be shown the name and limit of each adjacent municipality, both on the Key Sheet or Sheets and on the Detail Sheets.

(d) Where required, by the municipality, tax maps may show a special assessment line for properties (lots) assessed on both sides of the municipal boundary (See Standards, Pages 37 and 51).

Amended by R.1990 d.449, effective September 4, 1990.
See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).
Stylistic changes.

18:23A-1.13 Boundaries of special taxing districts

Boundaries of special districts for which a separate tax is assessed, such as hazardous waste sites, garbage, fire and lighting districts, etc., shall be shown on both the Key Sheet or Sheets and on those Detail Sheets affected, by conspicuous dashed lines, with the name or other designation of such district prominently shown along said boundary line.

18:23A-1.14 Dimensions and area of lots

(a) The deed width and depth dimensions of rectangular lots and all deed dimensions of irregular lots shall be shown on properties assessed as lots.

(b) All deed dimensions of acreage lots are required.

(c) A scaled distance may be used where the deed distance is unknown and cannot be determined at a reasonable cost.

1. In the case where scaled distances are used, the indication (S) shall be used after the dimension. Thus 1500' (S).

2. Where the deed distance is in conflict with the surveyed or scaled distance, the indication (D) may be shown after the deed dimension. Thus 1666.26' (D).

3. All dimensions (not in conflict with surveyed or scaled distance) shall indicate deed dimensions. No abbreviation or rounding of deed dimensions is permitted. Dimensions shall be given in feet and hundredths of a foot, where possible. However, where deed dimensions indicate a distance to the center of a road the calculated distance to the side line of the road or both the centerline and the sideline distances will be shown on the tax map.

(d) The area of each lot over one acre shall be given in acres and hundredths of an acre (decimal form) where

possible. Lots with areas of under one acre may show such acreage or square foot area if required.

(e) Deed areas may be used where substantially correct. Where the deed area is incorrect, the surveyed area should be shown, but the deed area may also be shown for comparative purposes. Example: 1600.60 Ac \pm (S). 1490.10 Ac \pm (D). It is necessary to deduct road areas from the deed area to obtain actual assessment areas.

(f) Even though several lots in different blocks are covered by one deed, the area of each lot shall be shown separately (See Standards, Page 46).

(g) Where a lot extends across a Detail Sheet border but does not go beyond the limit of the sheet, the entire lot shall be shown on that Detail Sheet. Remove borderline where lot extends beyond.

(h) Where a lot must be shown in part on two or more detail sheets, the word "Total" shall be added to the acreage and dimensions to indicate that the acreage and dimensions shown include also that portion of the lot shown on other detail sheets (See Standards, Page 41).

(i) Overlapping lot lines and dimensions shall be shown in accordance with descriptions appearing in the last deed of record for each parcel (See Standards, Pages 69 and 70).

Amended by R.1990 d.449, effective September 4, 1990.

See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).

Deed dimensions required.

18:23A-1.15 Streets, roads, highways

(a) All dedicated streets, roads and highways shall be shown by a solid line, considerably heavier than the lines used to show lot lines (See Standards, Page 37).

(b) The proper and correct names of all streets, roads and highways shall be shown on Key Sheets and Detail Sheets.

(c) The widths of all streets, roads, alleys and highways when known or determinable shall be shown on the Detail Sheets.

(d) Private and vacated streets shall be shown with a separate lot number or shall be shown as dashed lines. Other private and vacated streets shall be part of the adjacent lot with the property lines as the division (See Standards, Pages 47, 62 and 71).

Amended by R.1990 d.449, effective September 4, 1990.

See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).

Vacated streets included.

18:23A-1.16 Rights-of-way and easements

(a) The rights-of-way and easements of all public utilities shall be shown with their widths and types (that is, private, sewer utility, etc.) set forth on the affected Detail Sheets.

(b) If the rights-of-way are owned in fee and are therefore assessable, they may be detailed in one of the following methods:

1. A right-of-way may be assigned a block number to apply to the entire length of such right-of-way in the municipality, assigning consecutive lot numbers to portions limited by roads, streets, etc., in which case the right-of-way shall be shown with a heavy solid block limit line (See Standards, Pages 51 and 52).

2. Each portion of a right-of-way limited by roads, streets, etc., may be assigned a lot number applicable to the block in which it is located, in which case the right-of-way shall be shown with the regular type lot lines (See Standards, Pages 51 and 52).

(c) If a right-of-way is not owned in fee, being an easement only, it shall be shown with a very short, thin-dashed line and shall not be assigned a lot number. The area included within the easement shall be included as part of the lot through which it runs.

(d) The name of the owner or user of all rights-of-way of easements shall be shown, such as Public Utility, Sewerage Authority, etc.

18:23A-1.17 Railroads

(a) Tax maps shall show all railroads with their correct names and locations.

(b) The railroad property as assessed by the State will be shown in its two categories: namely Class I (Main Stem) and Class II (Second Class) (See Standards, Page 53).

(c) Railroad property may be shown in the same manner as outlined under "Rights-of-way and Easements, Par. 2" (See N.J.A.C. 18:23A-1.16; See Standards, Pages 51 and 52). However, the method adopted shall be used throughout the entire tax map.

(d) Prints of the railroad lands as assessed by the State of New Jersey may be obtained, upon application, at a minimal cost from the Local Property Branch.

Amended by R.1990 d.449, effective September 4, 1990.

See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).

Administrative reorganization reflected.

18:23A-1.18 Rivers, streams, riparian grants

(a) Tax maps shall show all rivers and streams with their proper names on the Key Sheet or Sheets and on the respective Detail Sheets.

(b) Dashed and triple dotted lines shall be used to show rivers, streams and similar bodies of water (See Standards, Page 54).

(c) A single solid line shall be used to indicate a small stream when it is also a property line, provided it is marked "P/L" (See Standards, Pages 55 and 56).

(d) On navigable and tidal waters, dimensions shall indicate distances to the extent of ownership only (See Standards, Page 54).

(e) Riparian grants, leases, and licenses shall be indicated and assigned lot numbers.

Example: Where a property owner also has a riparian grant, the grant should be shown as a lot and assigned a subscript number to the present lot number (See Standards, Page 56). Parcels detailed from "Claims Maps" adopted by the Tidelands Resource Council shall indicate such information. A note shall be placed on the tax map sheet showing name, number and date of a claims map.

Amended by R.1990 d.449, effective September 4, 1990.
See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).
Subsection (c) no longer optional.

18:23A-1.19 Marshes, timberlands, mines, and other features having material influence on land values

(a) If required by the municipality, the tax map may show with a light dotted line the outlines of features that may have a material influence on land values, such as marshes, timberlands, active mines, quarries, clay pits and agricultural or farm lands.

1. If the above features tend to distort the format of the tax map in any way, they should not be used.
2. Such indications may be added to the tax map tracings in pencil after its approval by this Branch, provided the local authorities so desire.

18:23A-1.20 Exempted lands

(a) All lots actually exempted from taxation shall be marked with the word "exempted" and numbered sequentially in accordance with the appropriate lot and block numbers.

(b) Every parcel designated "Exempted" shall conform with the following data:

1. Reason for exemption:
2. Name of exempt owner.

18:23A-1.21 Titles

(a) All tax map sheets shall contain in the lower right-hand corner and within the borderlines, a title giving the name of the municipality, name of county, date, scale of the individual sheet, and the name and address of the New Jersey Licensed Land Surveyor who made the tax map (See Standards, Page 39).

(b) Location of the title other than as described in (a) above will be permitted if a reasonable explanation is indicated and approval granted.

18:23A-1.22 Names of property owners

(a) The names of owners of acreage lots in rural townships may be shown on the tracings in pencil if the local authorities so desire.

(b) Where the transfer of property is active and changes in ownership are frequent, the names of owners should be omitted.

18:23A-1.23 Surveys

(a) Where required on surveyed tax maps in locating "control points" for aerial photographs, surveys can be made with any degree of accuracy desired by the local authorities, but errors shall not exceed the following limits:

1. Measuring in city and suburban areas, error not to exceed 0.1 feet in 1,000 feet;
2. Measuring in rural districts, flat country, error not to exceed 0.5 feet in 1,000 feet;
3. Measuring in rural districts, rough and hill country, error not to exceed 1.0 feet in 1,000 feet.

18:23A-1.24 Supplementary field surveys

Supplementary field surveys shall be made where property lines cannot be determined from deed descriptions or other available suitable information in order to insure the proper location and size of all lots shown on the tax map.

18:23A-1.25 Review procedures employed by Local Property Branch

(a) The Local Property Branch will review and note corrections to be made by the tax map maker.

(b) Corrections to be made on the tax map will be listed on a sheet or sheets so provided, and will be shown on prints of the map, if prints are provided by the tax map maker.

(c) The Branch reserves the right to ask for corrections in compliance with requirements of these rules during any period or periods of the reviewing procedure involved in the preparation of any tax map.

(d) After the map has been corrected, the tracings will be stamped as an approved tax map.

(e) For the purpose of this Branch's review procedure, the individual tax map sheets should not be fastened together, or bound in any manner or printed on both sides.

Amended by R.1990 d.449, effective September 4, 1990.
See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).
Administrative reorganization reflected.

18:23A-1.26 Outline maps

(a) "Outline maps" are ordinarily only a temporary expedient; their use is permitted only in townships, and only after permission is obtained from the Director, Division of Taxation (See N.J.S.A. 54:1.15(3)).

(b) The provisions of the rules for other types of tax maps are to apply to "outline maps".

18:23A-1.27 Maintenance of tax maps

(a) The Director, Division of Taxation, has full control over the preparation, maintenance, and revision of all tax maps however prepared (See N.J.S.A. 54:1-15(d)).

(b) An approved tax map should be maintained and revised as specified in this section to provide for its maximum and best use by the the local assessor.

(c) Current maintenance of tax maps should be achieved by changing tracings whenever a land transfer occurs on a regular weekly or monthly basis. A revision block should be set forth on a key map and detail sheets indicating the following:

1. Name and number of New Jersey Licensed Land Surveyor who made revisions;
2. Key maps will indicate dates when last revisions were made on the tax map;
3. Detail Sheets will indicate last revisions on that sheet only.

(d) The Formal Opinion 1959—No. 6 by the Attorney General of the State of New Jersey required New Jersey Licensed Land Surveyors to seal and to certify all tax maps made and filed in this State. Thus, the maintainer of a tax map shall also be a New Jersey Licensed Land Surveyor.

(e) If any tracing of a tax map has been completely revised due to new roads, land developments or other improvements it should be re-checked and re-stamped by this Branch. Similar procedure should follow with any new tax map sheets.

(f) Any tax map, previously approved and later revised and re-submitted for re-approval, shall conform to the latest tax map rules as far as lot, block and sheet numbering system is concerned and all lot and block required details.

(g) In cases of renumbering blocks and lots, a map size sheet may be attached to the tax map for a cross reference list.

(h) The municipal tax assessor of every taxing district shall, on or before January 10, of each year, file with the county board of taxation a duplicate copy of a municipal tax map which conforms to the block and lot designations reflected on the current year's tax list submitted by the assessor to the county board of taxation on or before January 10 of the tax year. Each municipality shall provide for the preparation of yearly revisions of the tax map. The municipal tax assessor shall be responsible for providing the municipality's New Jersey Licensed Land Surveyor with deeds and/or subdivision maps necessary for the revision. However, if any year in which no revisions were required to be made to a municipal tax map, the county board of taxation may, upon proper notification by the tax assessor of that municipality, waive the requirement of filing a duplicate copy of the tax map with the board for that year.

Amended by R.1990 d.449, effective September 4, 1990.
See: 22 N.J.R. 1997(a), 22 N.J.R. 2751(b).

Revision block required on both key map and detail sheets.

18:23A-1.28 Condominiums

(a) Lot numbers shall be assigned to all lots having condominiums. Separate condominium units shall be shown as indicated in the filed "Master Deed". Lot acreages shown on such lots will indicate area included or not included under condominium units.

1. Detailing condominium units shall be performed as follows:

i. Assign lot numbers (unit numbers) to all individually assessed condominium units;

ii. Indicate total acreage of an area known as common elements (See (a) above and Standards, Pages 60 through 65);

iii. Dashed lines shall be used to show all private streets, courts, parking areas, swimming pools, etc.;

iv. The use of alphabetical designations shall be avoided in reference to numerical designations. However, types or models may be assigned alphabetical designations, i.e., a, b, c, d, etc., but shall be inset on a map in lighter print than used for lot numbers (See Standards, Pages 66 and 67);

v. Show legend on detail sheet which will contain every detail of the condominium models indicating size and dimensions (See Standards, Pages 66 and 67);

vi. Where unattached car garages are detailed and the condominium unit numbers are 30, 31, 32, the respective garage numbers shall be 30.01, 31.01 and 32.01 or assign next consecutive unit numbers (See Standards, Pages 66 and 67).

18:23A-1.29 Flood hazards

(a) Where applicable, the tax map shall show boundaries of flood hazard areas with dashed lines.

(b) Additional information, such as acreage and or dimensions should indicate flood hazard limits.

18:23A-1.30 Miscellaneous assessments

Where applicable the tax map shall indicate areas of coastal wetlands, encroachments, solar rights, etc., in the same manner as indicated for flood hazard areas with dashed lines (See Standards, Pages 57 and 58).

18:23A-1.31 Air rights

(a) When subject to assessment and taxation, air rights must be shown on tax maps in accordance with the following:

1. The area included in the air rights should be circumscribed by dashed lines and inscribed with the words "Air Rights".

2. The lot number of the parcel subject to air rights shall also be the number assigned to the air rights with a decimal added commencing with "01".

Example: Lot 15 is subject to air rights in favor of an independently owned parking lot atop a building. The parking lot will appear as lot 15.01 (See Standards, Page 59).

3. The elevation above ground to be shown when available (See Standards, Page 59).

OFFICE OF ADMINISTRATIVE LAW NOTE: A copy of the Map Standards which are referred to throughout the text is incorporated by reference and is available for review at the Office of Administrative Law and the Division of Taxation.