

2. A landlord who receives a Notice of Tax Reduction after November 1 of any year shall complete the rebate payment process no later than July 1 of the following calendar year.

(d) When a lease is terminated by the death of a tenant, any prior payment or credit due shall be paid promptly to the surviving spouse or to the executor or administrator of the decedent's estate.

(e) All rebate payments and credits shall be rounded to the nearest dollar. No rebate shall be required if the total rebate for a unit is less than \$6.00. If credited rather than paid, rebates shall be treated as immediate rent reductions.

(f) Rebates for unoccupied units shall revert to the owner, on a pro rata basis, for whatever periods the units are unoccupied.

(g) Boards of directors of residential cooperatives and mutual housing corporations shall allocate the rebate liability to each shareholder in accordance with existing corporation practices and shall provide the owner of each share a separate Notice of Tax Reduction indicating the rebate liability for that share. If the share represents qualified rental property, the shareholder shall notify and provide the rebate to any tenants.

Amended by R.1992 d.469, effective November 16, 1992.

See: 24 N.J.R. 3205(a), 24 N.J.R. 4255(a).

Rebate calculation and payment requirements modified.

5:33-3.7 Penalty provisions

(a) An owner who fails to provide a rebate to his tenants when it is due, or to a surviving spouse or executor of a deceased tenant, shall be liable to them for twice the amount due, or \$100.00, whichever is greater.

(b) An owner who knowingly and willfully fails to comply with specified provisions of the act shall be liable to the penalties and enforcement provisions prescribed in N.J.S.A. 54:4-6.12.

5:33-3.8 Special circumstances—property tax reductions

(a) The property tax reduction shall take into account judgments entered by a county tax board, the State tax court, or any other court of competent jurisdiction that take effect on or before the date on which the extended tax duplicate is closed for the tax year. (See *Cold Indian Springs Corp. v. Township of Ocean*, 81 N.J. 502 (1980).)

(b) Tax appeals from any prior year pending on or before the date on which the extended tax duplicate is closed for the tax year, shall be excluded from the calculation for the tax year. (See *Cold Indian Springs, supra.*)

(c) When the MOD IV system cannot exclude the value of improvements added since the base year, each collector shall, upon written request of the property owner or tenant and with the assistance of the tax assessor, recalculate the Notice of Tax Reduction to exclude the value of the improvements. Issuance of the revised Notice of Tax Reduction shall restart the time requirement for notice to the tenant.

(d) Changes in property value resulting from a revaluation or reassessment shall not receive special consideration. There is no change in base year taxes, and current year taxes are calculated on the basis of the new assessment. (*Cold Indian Springs, supra.*)

New Rule, R.1992 d.469, effective November 16, 1992.

See: 24 N.J.R. 3205(a), 24 N.J.R. 4255(a).

5:33-3.9 Rebates for tenants who receive rent subsidies

If directed to do so by the sponsoring agency, landlords participating in the Federal "Section 8" housing voucher or other subsidized rental housing program who receive a Notice of Tax Reduction shall divide the property tax rebate between the tenant and the sponsoring agency, based on the percentage of the total rent each party pays, and rebate to the parties as appropriate. The sponsoring agency shall notify the landlord of the responsibilities and procedures to be followed under this section. If no direction is provided to the landlord, the entire rebate shall be provided to the tenant.

New Rule, R.1992 d.469, effective November 16, 1992.

See: 24 N.J.R. 3205(a), 24 N.J.R. 4255(a).

5:33-3.10 Enforcement by local agency

A municipal governing body may, by ordinance, grant a local rent control agency, serving as the local agency, authority to represent the municipality or tenants in legal action against a landlord under the statute and rules.

New Rule, R.1992 d.469, effective November 16, 1992.

See: 24 N.J.R. 3205(a), 24 N.J.R. 4255(a).

5:33-3.11 Consistency with municipal ordinances

The provisions of the act and this chapter herein shall supersede any conflicting municipal ordinance or provision thereof which provides rent reductions or rebates when property taxes are reduced.

New Rule, R.1992 d.469, effective November 16, 1992.

See: 24 N.J.R. 3205(a), 24 N.J.R. 4255(a).

FRONT
APPENDIX A
BACK

New Jersey Tenant Property Tax Rebate Program - Notice of Tax Reduction <i>If the property identified on this card is not a rented residential property, disregard this notice.</i>			
Municipality:	County:	Tax Rebate Calculation	
Block:	Lot:	Qual:	Base Year - 19XX \$ _____ 19XX Taxes \$ _____ Amount to be rebated \$ _____
Property Address: The N.J. Tenant Property Tax Rebate Act requires landlords of most year-round, rented residential property to rebate 100% of property tax reductions to tenants. Exceptions include 2 and 3 unit owner-occupied properties, and seasonal or transient rentals. If this property is not exempt, you must rebate to your tenant(s) the amount shown to the right, in accordance with the law and program rules (N.J.S. 54:4-6.2 et seq. and N.J.A.C. 5:33-3.1 et seq.)			The owner must complete the other side, and return this entire form, within 30 days of receipt, to: Name of Office _____ Municipality Name _____ Address _____ City, State, Zip _____
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>			
Refer to the enclosed explanation sheet for additional information on the law and program rules.			

Text set in this type style is to be replaced by computer generated data

New Jersey Tenant Property Tax Rebate Program - Rent Rebate Certification		
<i>For instructions on calculating the rebates, please consult the enclosures received with this form.</i>		
Landlords of non-owner occupied properties with 3 or fewer units complete the section below. If more room is required, or for properties of 4 or more units, use this or the enclosed Supplemental Owner's Rent Rebate Certification form (or a facsimile of it). In all cases, post a copy of the other side of this card and the Owner's Rent Rebate Certification form in a prominent place on the property. Return this card and a copy of any Supplemental certification form to the municipal office at the address shown on the other side.		
Owner Rent Rebate Certification		
The undersigned hereby certifies that the amounts shown below reflect the property tax rebate to be paid to tenants and that a copy of both sides of this form and any Supplemental Owner's Certification have been posted prominently for tenant inspection.		
Rent per unit	Rebate/Credit per month	Rebate / credit per year
1. \$	\$	\$
2.		
3.		
4.		
Residential Totals.	\$ _____	_____
Allocation to owner-occupied or commercial unit:	\$ _____	_____
		Owner or Agent Date: _____

SUBCHAPTER 4. MORTGAGE ESCROW ACCOUNT TRANSACTIONS

5:33–4.1 Authority

This subchapter is adopted under the authority of P.L. 1990, c.69, section 16, N.J.S.A. 17:16F-15 et seq.

5:33–4.2 Definitions

The following words and terms, as used in this subchapter, shall have the following meanings, unless the context clearly indicates otherwise.

"Director" means the Director of the Division of Local Government Services.

"Duplicate copy" shall have the meaning defined in N.J.S.A. 17:16F-15.

“Mortgagee” means the holder of a mortgage loan.

“Mortgage escrow account or escrow account” means an account maintained under a mortgage loan agreement, whether incorporated into the agreement or as part of a separately executed document, whereby: the mortgagor is obligated to make periodic payment to the mortgagee, or the mortgagee’s agent, for taxes, insurance premiums, or other charges with respect to the real property which secures the mortgage loan, and the mortgagee or the mortgagee’s agent is obligated to make payments for taxes, insurance premiums, or other charges with respect to the real property which secures the mortgage loan.

“Mortgage loan” shall have the meaning defined in N.J.S.A. 17:16F-15.

"Mortgagor" shall have the meaning defined in N.J.S.A. 17:16F-15.

“Property identification information” means the information necessary to identify a specific parcel of land and includes the following elements: name of municipality, county, block number, lot number, qualification code, property address or location, name and mailing address of the property owner.

“Property tax processing organization” shall have the meaning defined in N.J.S.A. 17:16F-15.

“Purchasing servicing organization” shall have the meaning defined in N.J.S.A. 17:16F-15.