

Real Property Assessment Demonstration Program P.L. 2013 Chapter 15

This program intends to demonstrate a more cost-effective and accurate process of property assessment administration for New Jersey.

5 Primary Components:

1. Calendar Changes

- Appeal Calendar: Annual Assessment Postcards mailed on Nov. 15th (pre-tax)
- Assessment Appeal Deadline: January 15th
- Tax List Filed: May 5th

The Demonstration Program modifies the timing of appeal season and filing requirements so that the vast majority of assessment disputes would be settled prior to the filing of the final assessment list with the County Tax Board.

For a complete list of all calendar changes: [click here](#) (*see page two*)

2. Annual Assessment Revision

The Assessor is now required to complete an annual review and revision of all properties within the jurisdiction. Increased accuracy in assessments will greatly reduce the exposure to losses in appeals and build public confidence in the fairness of the system.

3. Revision Compliance

The Demonstration Program provides the County Board of Taxation with the power to compel the implementation of revaluation, reassessment, and maintenance programs.

4. Assessment Standardization

The Demonstration Program will provide enhanced oversight by requiring that all municipalities within the County utilize the same property assessment software.

5. Education

The Demonstration Program will require assessors within participating counties to obtain double the State's present requirements for continuing education.

Legislative Initiatives

- Establish 20% internal inspection maintenance
- Reduction in printing and mailing requirements:
 - Tax List
 - Chapter 75 Post Card Notices
 - Bills

Our collective target is to reduce the cost of the assessment function while enhancing service to the public. Over the next 5 years, it is our intention to incrementally employ technology and apply advanced assessment administration techniques to elevate the performance and role of the assessment function within the State of New Jersey.

To read the law in its entirety, [click here](#).