# USEFUL PROPERTY TAX INFORMATION

The Township permits a 10-day grace period. Failure to receive a tax bill does not exempt you from paying taxes or the interest due on delinquent taxes.

The State of New Jersey does not allow the Tax Collector to acknowledge postmark, therefore all payments must be received in the office on or before the 10th. The only exception would be if the 10th falls on a weekend or legal holiday, the taxpayer will then have until the next business day to make a payment. All payments must be made by check, money order, or Cashier's Check.

As a statutory officer of the State of New Jersey, the Tax Collector is obligated to follow all the State Statutes regarding property tax collection including billing, due dates, interest on delinquent tax payments and Tax Sale procedures.

The Township of Washington has adopted by Resolution an Interest rate of 8% for the 1st $1,500.00 of delinquency and 18% for any delinquency over $1,500.00 as allowed per State Statute N.J.S.A. 54:4-67. As well as a 6% year-end penalty on any balance owing as of December 31st, in excess of $10,000.00

The State of New Jersey Law requires the local municipality to pay 100% of the taxes due to the County and Schools quarterly. The municipality absorbs any shortfall in the amount of taxes not collected because of delinquent properties.

# TAX SALE INFORMATION

Any municipal charges for the current fiscal year remaining delinquent on November 11th may be subject to Tax Sale after November 11th. (If there is a holiday, it will be the next business day)

The Tax Sale includes delinquent taxes as well as other delinquent municipal charges as dictated by New Jersey Statutes.

## When a Property is in the Tax Sale

When a property is included in the Tax Sale, a lien is sold for the amount of the eligible municipal charges together with interest to the date of the Tax Sale and costs of sale. Interest rates for liens sold may be as high as 18%. Depending on the amount of the lien sold there are additional penalties of 2, 4 or 6% charged.

## Lienholders

The lienholder, under certain circumstances, may also be entitled to legal fees as well. Lienholders may pay any subsequent tax or WTMUA charges and add these charges to the original lien. Interest accrues on the original lien as well as any subsequent charges paid by the lien holder. The sale of a tax lien on a property does not give the purchaser of the certificate any rights of ownership or to trespass on the property. This is acquired by the foreclosure process.

A lienholder may begin to foreclose on the property two years after the purchase of the Tax Sale Certificate. If the certificate was not purchased by an outside lien buyer at the Tax Sale, the Township would be the lien holder and may begin the foreclosure process in as little as six months from the Tax Sale date. It is important to recognize that a tax lien may become quite costly to redeem especially as additional charges accrue; therefore, it would be in the best interest of the property owner to try and pay their taxes before the property goes to Tax Sale and the amounts snowball.