BY THE MUNICIPAL COUNCIL:

WHEREAS, efforts are being made by the City of New Brunswick under its Neighborhood Preservation Program to encourage owners, particularly, of residential properties to rehabilitate their properties and thereby contribute to the revitalization of their neighborhoods and the community; and

WHEREAS, said efforts involve the expenditure of hundreds of thousands of dollars of Federal Community Development funds which will be made available to property owners in the form of outright cash grants for property rehabilitation; and

WHEREAS, failure of property owners to properly maintain and improve their properties is the result in a large measure of the high cost of financing same and the added property tax burden that would result therefrom; and

WHEREAS, by providing the aforementioned grant assistance and exempting for a limited period certain home improvements from taxation owners of residential properties would be encouraged to rehabilitate and improve their properties; and

WHEREAS, "An Act to provide for exemption from taxation in certain cases, and supplementing chapter 4 of Title 54 of the Revised Statutes," of the State of New Jesey, approved May 29, 1974 , (P.L. 1975, Chapter 104), provides that "in determing the value of real property for the purposes of taxation, qualified municipalities may regard the first $4,000 in assessor's full and true value of home improvements for each dwelling unit primarily and directly affected by a home improvement in any single or multiple-dwelling property more than 20 years old, as not increasing the value of such property for a period of 5 years, notwithstanding that the value of the dwelling to which such improvements are made is increased thereby, provided, however, that during said period the assessment on such dwelling shall in no case, except that of damage through action of the elements sufficient to warrant a reduction, be less than the assessment thereon existing immediately prior to such improvements; such amount may be deducted from the amount determined by the assessor on October 1 of any year following the date of the completion of the improvement to be the true taxable value of the improvement, and may continue to be so treated for each of the 5 years subsequent to the original determination by the assessor; additional improvements, completed during a period in which the improved property is subject to previously granted exemption privileges in an amount less than the maximum deductions permissible hereunder shall be qualified for additional deduction privileges, under the terms and conditions herein specified, provided, however, that in no tax year shall the total deduction for any single property exceed the maximum amount specified hereinabove"; and

WHEREAS, said Act further provides that "no exemption authorized pursuant to the provisions of the Act, shall be granted or allowed except upon written application therefore filed with and approved by the assessor of the taxing district wherein the home improvement is made; every such application shall be on a form prescribed by the Director of the Division of Taxation, Department of the Treasury, and provided for the use of claimants by the governing body of the municipality constituting the taxing district, and shall be filed with the assessor within 30 days, including Saturdays and Sundays, follow-in the completion of the improvement; every application for exemption of one or more improvements which qualify as improvements, within a municipality adopting the provisions of the Act, as defined by the Act, and which is filed within the time specified, shall be approved and allowed by the assessor; the granting of any such exemption shall be recorded and made a permanent part of the official tax records of the taxing district which record shall contain a notice of the termination date of the exemption and the consequences of transfer of title," and

WHEREAS, it has been determined that the City of New Brunswick is a "qualified municipality," under the said Act; and

WHEREAS, it is in the public interest that the Municipal Council adopt the provisions of the said Act.

NOW, THEREFORE, BE IT RESOLVED, that the Municipal Council does hereby adopt the provisions of "An Act to provide for exemption from taxation in certain cases, and supplementing Chapter 4 of Title 54 of the Revised Statutes," of the State of New Jersey; approved May 29, 1975 (P.L. 1975, Chapter 104).

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

ADOPTED: October 4, 1978

GEORGE F. HENDRICKS, JR.
Council President

William J. Cabell