Outlook

[EXTERNAL] de annexation

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To Iliadis, Fotini [DCA] <Fotini.Iliadis@dca.nj.gov>

Fran, Berkeley Township (Town 1) Seaside Heights (Town 2) April 1 Concerns What happens to the tax money already collected/prepaid to town 1 for the May quarter and beyond? Remember, there would be 3 months of taxes due to town 1 as of April 1 that could not be calculated until after the rates are struck in July. How does the assessor for town 2 get the properties on the books for 2026. They are working in 2027, 2026 is closed for them. Possibility (but not likely in the remaining 2 weeks of March) – they put the assessments on for 9 months of 2026 and bill in 4th quarter in full. Both towns' budgets are based on the total net valuation of the town. That means that town 1 will have its rate based on a higher TNV and town 2 will have their rate based on a lower TNV. The schools will not refund or pay extra due to this circumstance. The county may give a credit/debit in the following year for discrepancy but the town that under bills will have to pay everything out of its own reserves if that is even allowed by statute. Do both towns go to the same school? If not, the children will need to be moved to their sending district school – in two weeks. The school budgets are 7/1 to 6/30. Town 1 may have already made most of the payments for the school year. Both towns will need to adjust their budgets based on the changes; town one will need to reduce some services and town 2 will need to increase those services. Again, in two weeks. January 1 De-annexation The town 1 taxes for 2026 will be fully billed, including any added/omitted assessments that may have occurred. Town 2 could use the total taxes billed in town 1 to create 1st/2nd billing for 2027. While this is not technically by statute, this may be something that DLGS can recommend and work around. If there are delinquent taxes on the annexing properties, town 1 may need to hold an accelerated tax sale to clear this up. The assessor for town 2 can work on creating the block and lots to be billing on or before 10/1/2026. This allows town 2 to do billings in 2027. The assessor for town 1 can remove the annexing properties from the tax rolls before then end of the year but after the accelerated tax sale if needed. The budgets in both towns for 2027 would be based correctly on the TNV for 2027. Additionally taxation will need to decide how we handle the deductions on Pd 65.10 form if prorating it for April 2026. This still leaves a discrepancy with the school year. Greater minds than mine will have to figure that out. Maureen Cosgrove Tax Collector 732-244-7400 ext 1240 732-818-0372 (fax) Mcosgrove@Berkeleytownship.org All checks are payable to: Berkeley Township Post Office Mailling address: Berkeley Township Tax Department PO Box B Bayville, NJ 08721 FedEx/UPS Berkeley Township Tax Collector's Office 627 Pinewald Keswick Road Bayville, NJ 08721 You may check the status of a property (balance due, open lien(s), and/or owner information) by going to: https://wipp.edmundsassoc.com/Wipp/?wippid=1506