

Sandyston Township Tax Department

Friendly Reminders and Information



Pay/View Taxes Online: www.sandystontownship.com —Go to Tax Collector page

There is a 2.965% fee if your payment is made using a credit or debit card and a flat fee of \$1.50 for payments made using an echeck.



Postdated Checks Will Not Be Accepted: Not only is postdating checks illegal, it creates a serious disruption when processing payments in addition to the confusion should checks go to the bank in error. In the event we receive a postdated check, it will be returned immediately and will be your responsibility to make the tax payment timely.

Please note when writing your check that the check is made out to Sandyston Township, the written amount matches the numeric number, the check is signed, and dated properly (**not postdated**).



Tax Bill Mailings: Estimated Tax Bills were mailed in June for the August 1 tax due date. Your final tax bill has been mailed to you with the adjusted tax rate and coupons for the payments due for November 1, February 1 and May 1. If you receive a tax bill marked "Advice Only" please be reminded an electronic copy has been sent to your mortgage company. Please be advised, if you do not have a mortgage company, please notify the tax office and use the tax coupon to pay your taxes.



Address Changes: Please notify the tax collector of any address changes by sending a note with your tax payment or an email (include phone number) to the Tax Collector.



Did you recently purchase your home? If you recently purchased your home and you received a tax bill with prior homeowner's name on it, that is because the Township has not received the ownership change from the County. This can take several months due to the procedures in place reviewing deeds at the County level.

If you recently sold your home and you receive a tax bill for the property, please supply the tax bill to the current owner for payment of the quarters that remain on the bill.



Remember, NJSA 54:4-64 states that failure to receive a tax bill does not exempt you from paying taxes or interest on the taxes. It is the homeowner responsibility to contact the Tax Collector's office to ascertain the amount due.



Receipts: Payments requiring a receipt must be accompanied by the entire tax bill along with a self-addressed stamped envelope .



Interest: As per NJSA 54:4-66, payments received after the grace period are charged interest back to the original due date. Interest is charged at 8% per annum for the 1st \$1500 of delinquency and 18% per annum for everything over \$1,500. There is also a 6% Year End Penalty for delinquent balances over \$10,000.



Grace Period: The Township allows for a ten (10) day grace period. All payments are due in the tax office on the 10th day by 2:00 pm. If the 10th falls on a weekend or holiday, the grace period is extended to the next business day. **Postmarks are not accepted.**



Tax Sale: It is a requirement, per N.J. Statute, to hold a tax sale each year for all delinquent taxes. The tax sale does not literally sell the property, but puts a tax lien on the property which remains until it is paid in full.

Delinquent Taxes: All taxes that remain unpaid at the end of the year cause Sandyston Township's taxes to increase. The next year's tax rate is based in part on the amount of taxes that remain unpaid December 31. **DELINQUENT TAXES = HIGHER TAXES!**

Available Deduction Applications:



Senior Citizen Annual Property Tax Deduction: Annual deduction of \$250 from property taxes levied on a dwelling house owned and occupied by Senior Citizens age 65 or older; persons permanently and totally disabled; and surviving spouses age 55 or older of an already receiving senior citizen; all of whom must meet the annual income requirement of \$10,000 or less (excluding Social Security/Disability benefits). Applications may be picked up from the Tax Collector, Tax Assessor, Township or Division of Taxation



Veteran Annual Deduction: Annual deduction of up to \$250 from taxes due on the real or personal property of qualified war veterans and their unmarried surviving spouse/surviving civil union partners/surviving domestic partners.

The veteran must meet all requirements of New Jersey citizenship and legal or domiciliary residence in the State, property ownership, active wartime service in the U.S. Armed Forces, and honorable discharge as of October 1 of the pretax year to receive the deduction for the following tax year. Applications may be picked up from the Tax Collector, Tax Assessor, Township or Division of Taxation website.



ANCHOR Program (previously “New Jersey Homestead Rebate”):

- ANCHOR stands for Affordable New Jersey Communities for Homeowners and Renters Program. As of the date of this printing of this newsletter, no new information was available for the next ANCHOR benefit.
- Please check the Sandyston Township website and social media for information on this program and filing deadlines as they become available.

2021 Form PTR-1 New Jersey Senior Freeze (Property Tax Reimbursement) Application

- File your application by —
October 31, 2022
- For more information call —
1 (800) 882-6597

IMPORTANT
This form is for applicants who did NOT receive a 2020 Senior Freeze.

Property Tax Reimbursement (PTR) (“Senior Freeze”): Homeowners age 65 or older by December 31, 2021. Applicants must be New Jersey residents for at least 10 years, and lived in the home for which reimbursement is claimed for the last three years, and must meet certain income limits. Applicants must meet all requirements for both the base year and the application year. Income limits are currently \$94,178 for 2021 and \$99,735 for 2022. Applications are available at the municipal building.

- Deadline to file: October 31, 2023
- Hotline: 1-800-882-6597

Website: <http://www.state.nj.us/treasury/taxation/ptr/index.shtml>

CONTACT US

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Office Hours: Tuesday 12:00 pm to 2:00 pm/Thursday 9:00 am to 12:00 pm