

**SANDYSTON TOWNSHIP TAX COLLECTORS OFFICE**  
**133 ROUTE 645**  
**SANDYSTON, NJ 07826**

**Phone: 973-948-3520**

**Fax: 973-948-0783**

Dear Taxpayers:

August 2021

**Please note the following important INFORMATION and UPDATES**

**POST DATED CHECKS WILL NOT BE ACCEPTED.** Not only are post-dating checks *illegal*, it creates a serious disruption when processing payments in addition to the confusion should the checks go to the bank in error. In the event we receive a post-dated check, it will be returned immediately and it will be your responsibility to make the tax payment timely.

**Tax Bill Mailings:** Tax bills are mailed once a year. Each tax bill covers August and November of the current year and February and May of the following year.

**Address or Ownership Changes:** If you recently sold your home there could be a delay in the recording of your deed. If this is the case **please forward your tax bill to the new owner** or mail back to the tax collector. If you sell your property a copy of your tax bill should be given to the new owner for payment of the quarters that remain on the bill.

**Receipts:** Payments requiring a receipt must be accompanied by the entire tax bill with a self-addressed, stamped envelope. If a receipt is not required, detach the appropriate stub and mail with your check; the cancelled check will be your receipt.

**Interest:** Interest on delinquent taxes is 8% per annum on the first \$1,500 of the delinquency and 18% per annum in excess of \$1,500. If delinquent taxes in excess of \$10,000 remain at the end of the year, a penalty of 6% will be charged.

**Grace Period:** The Township allows for a (10) day grace period. If the 10<sup>th</sup> falls on a weekend or holiday, the grace period is extended to the next business day. All payments are due in the tax office on the 10<sup>th</sup> day by 2:00 PM to avoid interest. **Postmarks are not accepted.** If in the event that there is an extended due date for the August quarter, the extended due date for the August quarter will be clearly indicated on the tax bill. ***There is no additional grace period after the extended due date.***

**Tax Sale:** It is a requirement of the State to hold a tax sale each year for all delinquent taxes. The tax sale does not literally sell the property, but puts a 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 on December 31.

**IT IS THE RESPONSIBILITY OF EACH OWNER TO PAY TAXES ON TIME TO KEEP PROPERTY TAXES DOWN!**

**DELINQUENT TAXES=HIGHER TAXES**  
**This is something you can do to help keep Sandyston Township's taxes down!!!!**

**TAX DEDUCTIONS:**

**Senior Citizens 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 can be picked up at the municipal building.

**Veterans Annual Deduction:** Annual deduction of \$250 for Veterans who qualify. Applications can be picked up at the municipal building.

**New Jersey Homestead Benefit:** Please see the website at:  
**<https://www.state.nj.us/treasury/taxation/homestead/eligibility.shtml>**

**Property Tax Reimbursement also known as the "Senior Freeze":** This year's filing date by mail: **November 1, 2021**. To check status of an application or to ask questions: **800-882-6597**. To listen to information or to order an application: **800-323-4400**. Additional information is also available online at:

**<https://www.state.nj.us/treasury/taxation/ptr/claim.shtml>** **Who is eligible?**

Homeowners, including owners of mobile homes located in mobile home parks, age 65 or older, or receiving Federal Social Security disability benefits, who paid property taxes on their principal residence in New Jersey either directly or through mobile home park site fees. Applicants must be New Jersey residents for at least 10 years, and lived in the home for which reimbursement is claimed for the last 3 years, and must meet certain income limits. **Applicants must meet all requirements for both base year and application year to qualify for the reimbursement.**

**What is the benefit?** Reimbursement of the difference between the amount of property taxes paid for the base year and the amount paid in the application year.

**How to file?** For first time filers, Form PTR-1 can be picked up at the tax office. Form PTR-2 will be mailed directly to the applicant if reimbursement was received in the previous year. In each case, the form must be brought to the Tax Collector's office to complete the verification page before mailing. As of this date, it is undetermined as to the amount of funding for this program in the State's budget and when said funds will be released. We will provide more information as it becomes available.

**Theresa A. Doyle, Tax Collector  
Township of Sandyston**

**PLEASE CHECK OUR WEBSITE OFTEN FOR ADDITIONAL INFORMATION  
LIKE SANDYSTON TOWNSHIP FACEBOOK PAGE FOR INFORMATION  
VIEW OR PAY YOUR TAX BILL ONLINE!  
[WWW.SANDYSTONTOWNSHIP.COM](http://WWW.SANDYSTONTOWNSHIP.COM)**