

Tax Collector

Tax Bill Due Dates

(with a 10-day grace period):

- **February 1**
- **May 1**
- **August 1**
- **November 1**

Title & Settlement Finals

For all title and settlement finals, contact one of the following:

- Tax Collector - 856-769-2200 x 22
- Water and Sewer Clerk - 856-769-2200 x 20

Tax Facts

The Tax Collector is responsible for the billing, collection, reporting and enforcement of municipal taxes for the Borough of Woodstown. The Borough of Woodstown is a Calendar Year Municipality; our budget year runs from January 1st through December 31st. In New Jersey, the local municipality is the conduit for billing and collecting taxes due for the general County tax, Regional School tax, Local Purpose tax, Farmland Preservation/Open Space tax, and the Municipal Open Space. Only the Local Purpose tax is kept by the Borough of Woodstown for operational expenses.

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.

Property Taxes

Property taxes are due on February 1, May 1, August 1 and November 1. Failure to receive a tax bill does not exempt you from paying taxes or the interest due on delinquent taxes. The Borough does permit a 10-day grace period. 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 would then have until the next business day to make payment. All payments must be made by cash, check, or money order.

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 Borough of Woodstown 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 31 in excess of \$10,000.00

Any open balance as of December 31st of the **current** year is subject to tax sale.

New Jersey Taxpayer Bill of Rights

C.54:1-2.1 Property Taxpayer Bill of Rights.

1. The Director of the Division of taxation shall promulgate a Property Taxpayer Bill of Rights and each county board of taxation and each municipality in the State shall post it on their prospective websites, if any.

The Property Taxpayer Bill of Rights shall set forth in simple and nontechnical terms that every taxpayer has the right to understand their real estate property assessment and to appeal an assessment that a taxpayer believes is too high. The Property Taxpayer Bill of Rights shall specify that a taxpayer has the following rights under State law:

The right to understand the real property assessment process and the requirements of the New Jersey Constitution concerning the assessment of real property;

The right to understand the calculation of the assessment on their real property;

The right to a detailed information about how to appeal an assessment of the real property; and municipality in which the taxpayer's property is located.

2. This act shall take effect immediately Approved July 2, 2017

Foreclosure Information & Assistance

If residents of your community need assistance with foreclosure issues or to learn about what resources may be available to residents (including homeowners or renters) in your community, please refer to the following:

- [Foreclosure Fast Facts \(PDF\)](#) - Listing of assistance, numbers to call, and general assistance, including counseling agencies experienced in foreclosure
- The Mayor's Combat Kit - Materials and sources of information on buying a home, mortgage assistance and foreclosure, designed especially for Mayors
- The [NJ HOPE \(Home Ownership Preservation Effort\) website](#) - Provides information about resources that are available for homeowners who are delinquent in their mortgage payments, need counseling or have questions

More Information

For additional information, please contact 1-888-995-HOPE or one of the counseling agencies listed in [Foreclosure Fast Facts \(PDF\)](#). All information contained in these links is available to download and copy for distribution.