



City of Newark

City Hall
920 Mayor Kenneth A.
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Newark, New Jersey 07102

Legislation Details (With Text)

File #: 20-1075 **Version:** 1 **Name:** Resolution: Authorizing Accelerated/Electronic Tax Sale for 2020

Type: Resolution **Status:** Adopted

File created: 8/31/2020 **In control:** Finance

On agenda: 10/7/2020 **Final action:** 10/7/2020

Title: Dept/ Agency: Finance
Action: () Ratifying (X) Authorizing () Amending
Purpose: Tax Sale
Date: On or before December 31, 2020
Place: 920 Broad Street, Newark, New Jersey 07102
List of Property:
(Address/Block/Lot/Ward)
Various
Additional Information:
Accelerated/Electronic Tax Sale for the Calendar Year of 2020.

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
10/7/2020	1	Municipal Council	Adopt	Pass

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WHEREAS, it is projected that as of November 11, 2020, approximately three thousand (3,000) properties located within the City of Newark (the "City") will have unpaid real estate taxes and other municipal charges; and

WHEREAS, N.J.S.A. 54:5-19 requires that any unpaid taxes and/or other municipal charges that remain in arrears on the eleventh (11th) day of the eleventh (11th) month be sold at a tax sale, after the passage of an authorizing resolution by the Governing Body; and

WHEREAS, the annual accelerated tax sale for the City of Newark is scheduled to be held on or before December 31, 2020; and

WHEREAS, the tax sale process is lengthy, costly and places a large financial burden on the general tax base; and

WHEREAS, it is the desire of the City to hold taxpayers accountable for the fees associated with said sale, who cause the tax sale procedure to be held; and

WHEREAS, N.J.S.A. 54:5-26 provides for direct mailing of the tax sale notices in-lieu of up to two (2) legal advertisements, the costs of which shall be added to the cost of the sale, not to exceed Twenty-Five Dollars and Zero Cents (\$25.00), for each notice for a particular property; and

WHEREAS, it is the recommendation of the Municipal Tax Collector that Twenty-Five Dollars and Zero Cents (\$25.00) is an appropriate direct mail cost for the 2019 tax sale; and

WHEREAS, N.J.S.A. 54:5-38 provides for fees in connection with holding a tax sale, of two percent (2%) of the total of municipal charges, including all interest and penalties, to the date of sale. The two percent (2%) shall not be less than Fifteen Dollars and Zero Cents (\$15.00) nor more than One Hundred Dollars and Zero Cents (\$100.00) for each parcel sold; and

WHEREAS, N.J.S.A. 54:5-29 provides for payment prior to the tax sale to include all interest, costs, and penalties.

NOW, THEREFORE, BE IT RESOLVED, BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

1. The Tax Collector is hereby authorized to conduct an electronic accelerated tax lien sale for Calendar Year 2020 delinquencies.
2. The Tax Collector's Office is hereby authorized to send two (2) direct mailings, in lieu of two (2) advertisements, and collect a mailing fee of Twenty-Five Dollars and Zero Cents (\$25.00) for each notice mailed.
3. All costs of preparation, administration and advertisement, prior to the sale are hereby determined to be two percent (2%) of the total municipal charges, including all penalties and interest, but not less than Fifteen Dollars and Zero Cents (\$15.00) and not more than One Hundred Dollars and Zero Cents (\$100.00) for each parcel.

STATEMENT

This resolution authorizes the Tax Collector and Certified Finance Officer to conduct an electronic accelerated Tax Sale for the 2020 calendar year delinquencies.