

RESOLUTION 2026-245

**RESOLUTION OF THE TOWNSHIP OF LITTLE EGG
HARBOR, COUNTY OF OCEAN, STATE OF NEW
JERSEY, SUPPORTING THE OCEAN COUNTY BOARD
OF TAXATION'S OPPOSITION TO SENATE BILL S4581**

WHEREAS, Senate Bill S4581 would impose a State mandate upon all municipalities within New Jersey to conduct annual reassessment programs, regardless of whether there is a demonstrated need for such a program, and without State appropriations to offset the resulting unfunded, and as yet unquantified, but certain to be an immense additional financial burden upon the Township of Little Egg Harbor and its taxpayers; and

WHEREAS, existing New Jersey law already provides every county with a voluntary mechanism to participate, if deemed appropriate and needed, in the Real Property Assessment Demonstration Program (ADP), which provides for a revised assessment and appeal calendar, and no county other than Monmouth County has, in more than a decade that it has been available, opted to participate in the ADP; and

WHEREAS, S4581 would eliminate the most effective and long-accepted tool available to taxpayers for enforcing and ensuring fair and uniform assessments by removing statutory "Chapter 123" discrimination relief for all taxpayers who would be reassessed annually at alleged true value; and

WHEREAS, S4581 would substantially curtail statutory "Freeze Act" protection for all taxpayers subject to annual reassessments, contrary to the well-warranted, longstanding, and taxpayer-appreciated legislative and judicial goal of relieving taxpayers of the burden of annual appeals in response to annual increases in assessment; and

WHEREAS, while the objective of improving assessment uniformity is commendable, the fundamental changes to New Jersey's property tax assessment system contemplated by S4581 — including recurring five-year inspections, annual reassessments, new certification standards, revised appeal procedures, and annual market-based adjustments intended to keep

assessments closer to market value — raise significant fiscal, administrative, and public policy concerns; and

WHEREAS, one of the greatest strengths of New Jersey's current base-year assessment system is stability, and under S4581 property owners could experience assessment changes every year regardless of whether they made any improvements to their property, resulting in significantly greater uncertainty regarding future property taxes and making long-term financial planning more difficult for homeowners, particularly seniors on fixed incomes and first-time homebuyers who depend upon predictable housing costs; and

WHEREAS, many municipalities, including the Township of Little Egg Harbor, currently maintain equitable assessments for extended periods before requiring revaluation programs, during which assessors already adjust for new construction, added and omitted assessments, tax appeal judgments, and physical changes, and the requirement of annual reassessments and interior inspections every five years, regardless of local market conditions, would substantially increase the frequency and cost of reassessment work with little measurable benefit; and

WHEREAS, the differing valuation methodologies applied to residential and income-producing commercial property may cause S4581, during periods of rapidly appreciating residential markets, to progressively shift a larger share of the local property tax levy onto homeowners, accelerating the transfer of the local tax burden from commercial property owners to residential taxpayers rather than promoting tax equity between property classes; and

WHEREAS, S4581 acknowledges an estimated reassessment cost of approximately \$455 million statewide, yet provides no analysis of the substantial recurring costs municipalities will incur to administer the program, costs which will ultimately fall upon local governments and, consequently, be passed upon local taxpayers; and

WHEREAS, the Ocean County Board of Taxation has adopted a resolution strongly opposing Senate Bill S4581 as not being in the best interest of the residents and municipalities of Ocean County, New Jersey; and

WHEREAS, the Township Committee of the Township of Little Egg Harbor finds that the concerns raised by the Ocean County Board of Taxation are well-founded and apply with equal force to the residents and taxpayers of the Township of Little Egg Harbor.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, as follows:

1. The Township Committee of the Township of Little Egg Harbor hereby supports and joins the Ocean County Board of Taxation in its strong opposition to Senate Bill S4581, as it is not in the best interest of the residents and municipalities of Little Egg Harbor Township or Ocean County, New Jersey.

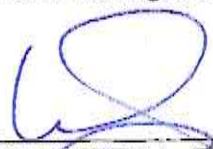
2. The Township Committee respectfully urges the members of the New Jersey State Legislature to reject S4581 in its current form, and to instead direct the Office of Legislative Services to conduct a comprehensive fiscal impact analysis evaluating the bill's long-term effects on municipal finances, assessment administration, taxpayer liability, and the equitable distribution of the property tax burden before any such legislation is considered further.

3. That a certified copy of this Resolution shall be forwarded to the Ocean County Board of Taxation, the Ocean County Board of Commissioners, members of the New Jersey State Legislature representing the Township of Little Egg Harbor, the New Jersey Association of County Tax Boards, the Association of Municipal Assessors of New Jersey, the Association of Municipal Assessors of Ocean County, and the New Jersey League of Municipalities.

4. This Resolution shall take effect immediately upon adoption.

CERTIFICATION

I, KELLY LETTERA, CMC, RMC, Municipal Clerk of the Township of Little Egg Harbor do hereby certify that the foregoing resolution was duly adopted by the Township of Little Egg Harbor Township Committee at a meeting held on the 10th day of September, 2026.



KELLY LETTERA, CMC, RMC
Township Clerk
Little Egg Harbor Township