

City of Hoboken property taxes are due on a quarterly basis. Tax bills include municipal, school, county and library taxes.

**A TAX PAYMENT DROP BOX HAS BEEN INSTALLED INSIDE THE NEWARK STREET ENTRANCE FOR YOUR CONVIENIENCE. YOU CAN DROP OFF YOUR TAX PAYMENTS BETWEEN 9:00AM-4:00PM.**

**DROP BOX Extended hours for the Fourth Quarter 2020 are from 9:00 a.m. until 5:00 p.m. beginning November 1st through November 13th, 2020.**

**The Tax Collector's office is closed on City holidays and weekend**

**THE TAX COLLECTOR'S OFFICE BILLED AN "ESTIMATED" THIRD QUARTER TAX BILL FOR THE AUGUST 1<sup>ST</sup>, 2020 TAX QUARTER. A FINAL TAX BILL FOR THE FOURTH QUARTER AND PRELIMINARY BILLING FOR THE FIRST AND SECOND QUARTERS OF 2021 WILL BE MAILED ONCE THE BUDGET IS ADOPTED.**

**The quarterly due dates (and grace periods) are as follows:**

	<b>Quarterly Due Date</b>	<b>Grace Period End Date</b>
<b>Third Quarter 2020</b>	<b>August 1, 2020</b>	<b>August 10, 2020</b>
<b>Fourth Quarter 2020</b>	<b>November 1, 2020</b>	<b>November 13, 2020</b>
<b>First Quarter 2021</b>	<b>February 1, 2021</b>	<b>February 10, 2021</b>
<b>Second Quarter 2021</b>	<b>May 1, 2021</b>	<b>May 10, 2021</b>

**Payments received after the end of the grace period will be charged interest from the quarterly due date until payment is received by the Tax Collector's office**

Mailing address for Tax Payments

City of Hoboken Tax Collector

94 Washington St.

Hoboken, NJ 07030

Check made Payable to: City of Hoboken Tax Collector

**We do not accept post marks. Payment must be received by the tax office or paid on line at [www.hobokennj.gov/proptaxes](http://www.hobokennj.gov/proptaxes) on or before the grace period end date to avoid interest.**

**If you move or want your tax bill sent to another address please mail a signed change of address request to the Tax Assessor's Office (94 Washington Street; Hoboken, NJ 07030) or e-mail the information to: [assessor@hobokennj.gov](mailto:assessor@hobokennj.gov)**

### **TAX APPEALS**

The procedure in the Tax Collector's office for processing County Tax Board judgments is as follows:

Please be advised that no adjustment can be calculated or applied until there is a certified tax rate.

The adjustment to the tax bill is applied to the fourth quarter taxes and if there is a balance, the third quarter taxes. After the fourth quarter tax payments are credited to all the tax accounts the tax office will review each account with a Hudson County Tax Board judgment and will refund the overpayments due to Tax Court judgments. The overpayments will be refunded to the petitioner or the attorney who represented the petitioner.

An adjustment will also be reflected on the first and second quarters for the following year on the same tax bill. After the adjustment is applied to the tax account a revised bill will be sent to the owner of property and, as the case may be, the mortgage company of record

### **ADDED ASSESSMENT/OMITTED TAX BILLS**

Added Assessment and Omitted Tax bills are mailed in October and are due November 1, 2020 with a grace period until November 13, 2020. Payments received after November 13, 2020 will be assessed interest from November 1<sup>st</sup> until payment is received by the tax office.

### **LIEN REDEMPTIONS**

Contact the Tax Collector's office for a lien redemption statement before making payment. Lien balances on the City website may be inaccurate. Payments for lien redemptions must be made by certified check, cash or money order.

### **BOUNCED CHECKS**

Ordinance DR-400 assesses a \$20 fee for bounced checks. Payments must be made by certified check, cash or money order.

You can contact the Tax Collector's office at (201) 420-2000 Extension 7203