



## Tax Collector Frequently Asked Questions

**When are my taxes due?** Taxes are due quarterly. The due dates are as follows: February 1<sup>st</sup>, May 1<sup>st</sup>, August 1<sup>st</sup> and November 1<sup>st</sup>.

**Is there a grace period?** Yes, the grace period is up to the 10<sup>th</sup> of each quarter. Any payments received after the grace period will be charged interest back to the due date of the 1<sup>st</sup>.

**What is the interest rate charged?** Interest on delinquent taxes is 8% on the first \$1500.00 and 18% on amounts greater than \$1500.00

**What happens when I pay off my mortgage?** When you pay off your mortgage, it is important to reach out to the Tax Collector directly to let them know. Mortgage companies do not notify the municipality in a timely fashion. The Tax Collector will also be able to give you a copy of your tax bill and explain the process going forward. You may also email the Collector at: [collector@lebtwp.net](mailto:collector@lebtwp.net)

**What are the office hours for the Tax Collector?** Thursdays from 2pm – 8pm. Appointments are available upon request.

**Can I pay my taxes when the tax office is closed?** Absolutely, we do not want anyone to be restricted to just one day per week. You may pay any day by utilizing our indoor drop box, outdoor drop box or our online payment portal.

**Can I pay with cash?** Cash is accepted only during the Tax Collector office hours. Be sure to pay early so you don't pass the grace period.

**Do I need to make an appointment?** During regular Tax Collector hours, no appointment is necessary. If you'd like to see the Tax Collector outside of office hours, special appointments can be made.

**How do I get my senior freeze form filled out?** There are a few ways to get your form filled out. Come by during the Tax Collector office hours, you may drop your form off any day along with your phone number and we will call you when it is ready to be picked up, or you can simply mail it in to be filled out along with a self-addressed stamped envelope so we can return it to you.

**I never received my bill... How can I get a copy?** Taxes are due with or without a bill in the State of New Jersey. You can request a copy by coming into the office during the Tax Collector hours or you may access the amounts due on the Township website anytime. You will also be able to print a tax bill from our website, view balances, and payment history.

**How much do I owe?** You can find the amount due on the website. The Township website has many useful tools to help you when the Tax Collector is not available. Please visit [www.lebanontownship.net](http://www.lebanontownship.net) and look for the Tax Links on the top of the main page.

**Can I pay my taxes online?** You can pay your taxes online for free anytime at [www.lebanontownship.net](http://www.lebanontownship.net) You may also register for an account which allows you to list multiple properties such as farmland and save your payment method for future transactions.

**How long does it take to process my online payment?** Payments are posted on the day they are received. The file that is sent to the bank is posted 1-2 times per week. If you don't see your payment post within 2 weeks, please reach out to the Tax Collector.

**Why hasn't my check been cashed?** Your payment is booked on the date it is received. The check itself has nothing to do with the posting of the tax payment. Your check may take up to 5 days to clear your bank.

**Can you waive my interest?** Municipalities follow State Law, and we are unable to waive interest for any reason.

**How much taxes did I pay last year?** You may obtain this information on our website anytime at [www.lebanontownship.net](http://www.lebanontownship.net) "Click Here for Property Tax Inquiry". You may also call the Tax Collector during the scheduled office hours.

**My taxes are too high, what can I do?** If you believe your taxes are too high, you can file an appeal on your assessment with the Hunterdon County Board of Taxation between Jan 1 – April 1 of any given year. To discuss your tax assessment, please contact our Tax Assessor, Erica Brandmaier at 908-638-8523 ext. 105.