

Property Tax Bills

- Property tax bills are mailed once a year in July and contain four quarterly payments.
- Taxes are due February 1, May 1, August 1, and November 1. Postmarks are not accepted. Partial payments are not accepted for delinquent taxes. **Post-dated checks are not accepted and will be return.**
- The borough grants a 10-day grace period. Any taxes remaining unpaid after the 10 day grace period following the due date are subject to interest at the rate of 8% per annum on the first \$1,500 and 18% per annum for any amount over \$1,500 retroactive to the first of the month. A penalty of 6% will be charged on any delinquency in excess of \$10,000 if not paid by the end of the calendar year. Any municipal lien remaining unpaid on the eleventh month of the current calendar year is subject to Tax Sale at any time thereafter (Ch.99, P.L. 1997). The 2020 Tax Sale for any unpaid taxes, water, sewer or municipal charges will be in the Fall of 2020.
- If you pay your taxes through your mortgage company, the statement will say, "This is not a bill, for advice only."
- If you receive an "advice only" statement, but do not have a mortgage company, use this statement to pay your taxes. Your mortgage company should send us a notice to remove your bank code.
- When selling your property, this bill must be handed over to the new owner at the time of closing.
- Failure to receive a tax bill does not exempt you from paying taxes or delinquent interest on taxes.
- *For information on the Homestead Benefit Program contact the Division of Taxation at: 1-888-238-1233. For information on the Property Tax Reimbursement Program, also known as the Senior Tax Freeze and PTR Program, please contact the PTR Hotline at: 1-800-882-6597 or visit the website [State of NJ-Property Tax Relief Programs](#).

General Information

- Payments may be made by mail or in person at our tax office 2nd floor at 300 Engleside Ave. during regular business hours Monday to Friday, 9:00AM to 4:00PM
- Payment [online](#) using Municipay allows you to make a one-time payment by credit card or checking account payment. If you don't pay on time, you can no longer use the current link and must use the delinquent tax or water department [link](#). Please call the tax office for interest and amounts due for tax or water before using online delinquent payment service.
- Payments may also be made by using bill pay from your bank. Please remember when using bill pay make sure to include your block, lot, and qualifier(if any) in the memo or account section of your check paying service. Payments lacking property identification may be returned. Please note, bill pay payments are not electronic, your bank converts these payments into a paper check that is mailed through the postal system. Keep in mind when scheduling your payment to allow enough time to be delivered by the due date. We suggest at least 7-10 days.
- The State of New Jersey does not allow the use of postmarks for tax payment acceptance dates, so payments must be in our office by the end of the grace period by closing time on the due date. Any payments after that date and time will be considered delinquent.
- Do NOT SEND YOUR TAX BILL or WATER bill, just the quarterly coupon (tax) or Right side of the water bill that is due.
- If you wish to receive a receipt and pay by mail, just include a self-addressed stamped envelope with your payment. Your cancelled check and this mail back receipt are two proofs that you paid your taxes or water.

- As a statutory office of the State of New Jersey, the tax collector is obligated to follow all of the State Statutes regarding property tax collection including billing, due dates, interest on delinquent tax payments, and tax sale procedures.
- Tax and water payments should be separate checks, but made payable to the Borough of Beach Haven for tax payments and Borough of Beach Haven-Water. Please note which is Tax and which is Water and include Block, Lot, and Qualifier (if applicable).
The mailing address is:
Borough of Beach Haven Tax Collector's Office
300 Engleside Avenue
Beach Haven, NJ 08008
Note: Please make sure you update your bill pay or sender of this address.

- We DO NOT ACCEPT the Sewer Authority payments at 300 Engleside Avenue. We also would appreciate if you Do Not Make Sewer Payments made payable to Beach Haven-Water. This would save enormous amounts of time determining whether your payment is water or sewer. If it's made payable to Borough of Beach Haven-Water, it will be either returned if nothing is due or applied if a balance exists.
- Lien redemption requests must be made in writing using the form online on the Tax Collector's Office Website or by calling the tax collector for the form. At no time should you approach the lien holder. All redemptions must be made through the Tax Collector's Office. New Jersey Tax Sale law only allows parties of interest the right to redeem a lien.
- Water is billed through the Borough of Beach Haven. Bills are mailed out by 1/1, 4/1, 7/1, and 10/1 all due 2/1, 5/1, 8/1, and 11/1. There is a 10-day grace period for payment. Please make your check payable to Borough of Beach Haven-Water and include your block, lot and qualifier (if applicable). Make sure you identify this as Water payment.
- Failure to receive a water bill does not exempt you from paying water charges or delinquent interest on water. The minimum due on every quarter is \$126.50 per the borough ordinance.

The usage charges are calculated as follows:

The first 25,000 gallons are billed at .0040

The next 25,001-100,000 gallons are billed at .00450

The next 100,001 and up gallons are billed at .00550

- If you have any questions regarding your meter, transmitter, or other water issues besides billing, please contact the [Water Department](#).
- If you are not signed up for AquaHawk, please do so at <https://beacnj.aquahawk.us/login> you can monitor your water usage.
- Remember to read both sides of the post card for information about your water utility.
- The Annual Drinking Water Quality Report could be found at <https://beachhaven-nj.gov/wp-content/uploads/2020/03/2019-Annual-Water-Report.pdf>. The report provides information on possible contaminants in your water source. For a hard copy, please call the Water Department at 609-492-4685.
- All refund requests must be made in writing sending a letter to attention to the tax collector at the Borough of Beach Haven and the amount due from taxes, water, or both and the reason for the overpayment being requested to be refunded.
- To obtain a public record from the tax office, an OPRA form must be filled out and sent to the [Borough Clerk's Office](#).

Contact the Tax Collector's Office at 609-492-0111 ext. 214 or 211 if you have any other questions on your taxes and water charges.