

Property & Sewer Tax Collection

650 Poole Avenue
Union Beach, NJ 07735-3044
Phone: 732-264-5662
732-264-5657
Fax: 732-264-6283

Office hours are Monday through Friday, 9am to 4:30pm. Payments are accepted at the office as well as the drop-box located across from the Police Dispatch window at Borough Hall (please include your Block #/LOT # on your check). Also payments can now be paid online at:

<http://wipp.edmundsassoc.com/Wipp1350/>

(Click on link under Online Services on the Home Page)

Property Tax Collector: Désirée Durkin, CTC ubtax@optonline.net
Sewer Tax Collector: Alice Ostervich ubsewer@optonline.net

Property Tax Payment Due Dates: February 1, May 1, August 1, November 1

All payments are due on the first of the month and each has a 10 day grace period (the maximum allowed by State Law). Everyone in town, from a residential property to a business, has the same tax rate. That tax rate is then multiplied by the assessed value to create the amount of taxes that are billed. Any questions regarding you assessed value should be directed to the Tax Assessor, Michael DelRe.

When bills are sent out, you receive both a final billing for the current year and a preliminary for the following year all on the same bill. The 1st and 2nd quarters are preliminary because they are, in essence, an estimated amount (they are half of the prior year). Each year the State sets the new tax rates in June/July to determine the yearly taxes. When the yearly total is generated, they subtract out the preliminary amounts, leaving the balance to be billed for the final 3rd and 4th quarters.

Sewer Tax Payment Due Dates: January 1, April 1, July 1, October 1

All payments are due on the first of the month and have a 30/31 day grace period. Union Beach sewer bills are not based on flow, they are a flat rate fee of \$120.00 per quarter, per living unit. Businesses are billed based on different criteria. An example would be that restaurants are based on seating capacity.

TAX SALE

The Borough of Union Beach now operates under a State Calendar Year of January 1 to December 31. Annually, at the close of each year, we have what is called a Tax Sale. This is when there are any outstanding balances due to the town that remain unpaid at the close of the year. That amount may include balances from property taxes, sewer taxes or code enforcement penalties. That unpaid balance will then be advertised for public sale where someone can come in and pay what is owed to the town and then they, in turn, hold a lien against the property. All liens must then be paid in full with certified funds at the Union Beach Tax Collector's Office.