

# **New Jersey Property Tax Trends: 2012 and 2014**

Recent data provide a snapshot of another year of the property tax in New Jersey.

## The Equalized Net Property Tax Rate- 2014

Statewide, property taxes in New Jersey grew more rapidly in 2014 than at any time in the three previous years, although nowhere near the growth rates seen in the early part of the 2000's. At the same time, however, property values began to increase for the first time since the Great Recession. The net effect was a very small growth in the statewide equalized net property tax rate. (See Table 1).

## The Property Tax as a Percentage of Personal Income – 2012

Data on personal income, which lag the tax levy and value information by two years, show an accelerated rate of growth in 2012, following the two-year decline in 2008 and 2009, and property taxes continued to decline as a percentage of personal income. (See Table 2)

## The State Property Tax Burden Index – 2012

When the increased property tax rate is combined with the declining tax as a percentage of personal income, the two measures cancel out, and the statewide property tax burden index remained the same in 2012 as in the prior year. (See Table 3)

Table 1. New Jersey Statewide Equalized Net Property Tax Rate, 2003 to 2014.

	Total Prop. Tax Levy (Bil-lions)	Annual % Chg.in Total Tax Levy	State Tax Rebates (Bil-lions)	Net Prop. Tax Levy (Bil-lions)	Annual % Chg.in Net Tax Levy		Total Equal-ized Value (Bil-lions)	Annual % Chg.in Total Equal-ized Value	Net Prop. Tax Rate	Annual Change in Net Tax Rate
2003	17.3		- 0.8	16.5			824		2.00	
2004	18.4	+ 6.5	- 1.6	16.8	+ 2.2		940	+ 14.1	1.79	- 0.21
2005	19.6	+ 6.5	- 1.2	18.4	+ 9.4		1,084	+ 15.3	1.70	- 0.09
2006	20.9	+ 6.9	- 1.1	19.8	+ 7.6		1,240	+ 14.4	1.60	- 0.10
2007	22.1	+ 5.8	- 2.2	19.9	+ 0.6		1,324	+ 6.8	1.51	- 0.09
2008	23.2	+ 4.9	- 1.8	21.4	+ 7.3		1,360	+ 2.8	1.57	+ 0.06
2009	24.0	+ 3.6	- 1.3	22.8	+ 6.4		1,334	- 1.9	1.71	+ 0.14
2010	25.0	+ 4.0	- 0.4	24,6	+ 8.2		1,281	- 4.0	1.92	+ 0.21
2011	25.6	+ 2.5	- 0.6	25.0	+ 1.7		1,239	- 3.3	2.02	+ 0.10
2012	26.1	+ 2,0	- 0.6	25.4	+ 1.6		1,187	- 4.2	2.14	+ 0.12
2013	26.5	+ 1.7	- 0.6	25.9	+ 1.8		1,160	- 2.3	2.23	+ 0.09
2014	27.1	+ 2.3	- 0.6	26.5	+ 2.5		1,166	+ 0.5	2.28	+ 0.05

Sources: All tax levy data are from county abstracts of ratables reported on the New Jersey Division of Local Government Services (DLGS) website.  
Homestead Rebate data provided by the New Jersey Department of Treasury for use in the New Jersey Legislative District Data Book.

Table 2. New Jersey Net Property Tax as a Percentage of the Personal Income of Residents, 2003 to 2012

	Total Prop. Tax Levy (Bil-lions)	Annual % Chg.in Total Tax Levy	State Tax Rebates (Bil-lions)	Net Prop. Tax Levy (Bil-lions)	Annual % Chg.in Net Tax Levy		Total Personal Income (Bil-lions)	Annual % Chg. In Personal Income	Net Property Tax as % of Personal Income	Annual Change in Net Property Tax as % of Personal Income
2003	17.3		- 0.8	16.5			220.8		5.19	
2004	18.4	+ 6.5	- 1.6	16.8	+ 2.2		239.4	+ 8.4	4.86	- .33
2005	19.6	+ 6.5	- 1.2	18.4	+ 9.4		260.5	+ 8.8	4.98	+ .12
2006	20.9	+ 6.9	- 1.1	19.8	+ 7.6		279.3	+ 7.2	5.04	+ .06
2007	22.1	+ 5.8	- 2.2	19.9	+ 0.6		308.2	+ 10.3	4.53	- .51
2008	23.2	+ 4.9	- 1.8	21.4	+ 7.3		299.1	- 2.9	4.95	+ .42
2009	24.0	+ 3.6	- 1.3	22.8	+ 6.4		279.3	- 6.6	5.73	+ .78
2010	25.0	+ 4.0	- 0.4	24,6	+ 8.2		291.0	+ 4.2	6.03	+ ,30
2011	25.6	+ 2.5	- 0.6	25.0	+ 1.7		302.4	+ 3.9	6.02	- .01
2012	26.1	+ 2.0	- 0.6	25.4	+ 1.6		317.6	+ 5.0	5.70	- .32

Sources: As in Table 1, plus: All Personal Income data are from the New Jersey the Department of Treasury. Net Property Taxes as a Percent of Personal Income are as calculated and reported in the New Jersey Legislative District Data Book from 2006 through 2014.

Table 3. New Jersey Property Tax Burden Index, 2003 to 2012

	State Average Equalized Net Property Tax Rate	Net Property Tax As Percent of Personal Income	State Property Tax Burden Index	Annual Change in Property Tax Burden Index
2003	2.00	5.19%	3.22	
2004	1.79	4.86	2.95	- 0.27
2005	1.70	4.98	2.91	- 0.04
2006	1.60	5.04	2.84	- 0.07
2007	1.51	4.53	2.62	- 0.22
2008	1.57	4.95	2.79	+ 0.17
2009	1.71	5.73	3.12	+ 0.33
2010	1.92	6.03	3.40	+ 0.28
2011	2.02	6.02	3.49	+ 0.09
2012	2.14	5.70	3.49	0
2013	2.23			
2014	2.27			

## New Jersey Property Tax Burden Index, 2003 to 2012

