

Tax, Water and Sewer Billing and Payment FAQs

When is my tax bill mailed? Tax bills are mailed out ONCE a year in July. Duplicate copies can be obtained from the tax office. If you sell your home, bring your tax bill to the closing. It is important to give it to the new owner so they have the tax information to continue paying the tax bill. The State of New Jersey has determined it is the homeowner's responsibility to pay the property taxes in a timely fashion and the absence of a tax bill does not prevent interest accrual. Billing information is available by clicking the "Pay Online" link.

When are taxes due? Taxes are payable quarterly on the **first day of February, May, August, and November**. There is a 10-day grace period. After the grace period, taxes are delinquent and subject to interest back to the due date. If the 10th falls on a weekend or holiday the grace period is extended to the next business day. Postmarks are not indicative of a receipt.

If you would like an email reminder of when taxes are due, send an email to jdellavalle@haddontwp.com and put "Email Reminder" in the subject line.

Can I pay my bill online? Yes, Township residents can now pay their taxes and water/sewer bills online. Click [here](#) to pay taxes online. Note that a fee applies.

How is interest calculated on my tax bill? Any taxes remaining unpaid after the 10-day grace period are subject to interest back to the due date. The interest rate charged is 8% on the first \$1,500 of delinquency and 18% on any amount over \$1,500 of delinquent tax. The rate of 18% remains until there is no delinquent tax even if the amount falls below \$1,500.

What is a tax sale? A tax sale is a sale of unpaid balances including taxes, water/sewer & CCMUA charges. This sale puts a lien against your property which would need to be redeemed. Lien holders have the right to foreclose if the lien had not been paid off after 2 years.

How do I pay off a tax lien? By contacting the Tax Office to find out the redemption figure. Payment must be made in full.

I've changed my mailing address, what should I do? Notify the tax office right away so that all future mailings may be properly delivered. Notification must be in writing with signature of homeowner. Failure to properly deliver a tax bill or delinquent notice does not relieve the property owner from interest payments. Unpaid balances will continue to accrue interest until full balance is paid.

My mortgage company is no longer paying my taxes, what should I do? The Tax Collector's Office keeps track of who is responsible for paying the taxes on each property. If there is any change in your agreement with your mortgage company which results in a change to who makes the payments the tax office should be notified right away. If you have a bank or mortgage company escrowing your taxes, they will receive the original tax bill and you will receive a copy. If you change from your mortgage company paying your taxes to doing it yourself, then you may use the advice copy stubs that were mailed to you in the summertime.

Water & Sewer Utility Bills

When are utility bills mailed? The water/sewer bills are mailed quarterly. The bills are generally mailed in January, April, July, and October. Billing information can be found by clicking "Pay Online" link.

When are the utility bills due? The bills are due when presented. However, there is a 30-day grace period.

How is interest calculated on my utility bill? Interest is calculated to the due date once it is past due. Interest is charged at 8% on the first \$1,500 and 18% on any charges over \$1,500.

If I do not pay my utility bill will it be included in the tax sale? Yes. Unpaid water/sewer and CCMUA bills will be included in the Tax Sale.

I've changed my mailing address, what should I do? You should let the Tax Office/Water-Sewer Office know immediately so that the bills can be mailed to you properly.

How can I tell if I have a leak? Read your meter. Don't use any water for a few hours. Reread the meter. If any of the digits have changed then something is leaking.

How can I tell if I have a leak in my toilet bowl? Put a drop or two of food color in the tank and do not use the toilet for at least 5 minutes or overnight. If the food color shows up in your toilet bowl you have a leak.