

## **Morris Township Landlord Registration Requirements**

By Cathleen Amelio, RMC, Morris Township Municipal Clerk

Morris Township requires that all landlords register with the Township within thirty (30) days of the transfer of ownership or the creation of new apartments. This applies to all rental premises or units used for residential dwelling purposes, except for owner-occupied premises with not more than two rental units.

Owners should file registration statements with the Township Municipal Clerk if the residential property is a one or two family non-owner-occupied rental dwelling. For properties with more than two rental units, the landlord must go to the Bureau of Housing Inspection in the State Department of Community Affairs to file. The Bureau will forward a copy of the landlord's filed statement to the Morris Township Clerk for public record.

This is very important as it affects a landlord's ability to pursue a tenant eviction! No judgment for possession can be entered without registration compliance. Cases may be continued for up to 90 days, and if there is no landlord compliance within that period, any action for possession instituted by a landlord is dismissed. Protect your rights as a landlord – register now if you have not already done so!

For more information, please contact the Township Municipal Clerk at 973-326-7430.

## **Resident's Checklist For Clean Water**

By Morris Township Environmental Commission

- Convert part of your lawn into garden or more groundcover.
- Water lawn only when necessary.
- Use lawn fertilizer sparingly.
- Leave grass clippings after mowing.
- Plant trees and keep mature trees.
- Wash your car at a car wash, not on the driveway.
- Use a 'pooper scooper' for pet waste.
- Direct gutter downspouts away from pavement or to a rain barrel.
- Check your car for fluid leaks.
- If on septic, pump the tank regularly.
- Do not litter!

## **Homeowner Tax Information**

By Audrey J. Adams, Morris Township Tax Collector

The Morris Township Tax Collector is responsible for collecting property taxes for all properties located in the Township and sewer fees for those properties connected to our sanitary sewer system.

Morris Township property tax bills are mailed once per year in July and contain coupons for four quarterly payments. Property taxes are due February 1<sup>st</sup>, May 1<sup>st</sup>, August 1<sup>st</sup>, and November 1<sup>st</sup> each year.

When selling your property, it is important to remember to hand over this bill to the new property owner. If you have recently purchased your home, and did not receive a copy of the tax bill from the previous owner, please contact our office and the tax information will be mailed to you.

Homeowners who have their taxes paid by their mortgage company will receive a bill stating, "This is not a bill, for advice only." This is for your records. If you receive an 'advice only' copy, but do not have a mortgage company escrow account, you may use it to pay your tax bill.

Morris Township sewer bills are mailed once per year in October and contain coupons for four quarterly payments. Sewer fees are due January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>, and October 1<sup>st</sup> each year. As with the tax bill, the sewer bill should be handed over to the new owner when a property is sold. If you did not receive a copy of the sewer bill, you may contact our office and it will be mailed to you.

Payments may be made by mail or in person at our office between the hours of 8:30 am and 4:30 pm, Monday through Friday. If paid by mail and a receipt is required, you may enclose the entire bill along with a self-addressed, stamped envelope in order to get back a bill stamped paid. We also provide a mail slot for your convenience.

Please feel free to contact us at 973-326-7420 with any questions or concerns you may have.

## **Your Township Committee**

H. Scott Rosenbush, Mayor  
Robert E. Nace, Deputy Mayor  
Kathleen G. Hyland  
Richard A. Watson  
Jan Wotowicz

Check our website at:  
[www.morristwp.com](http://www.morristwp.com) or refer to your Municipal Calendar for more information on key dates for Morris Township meetings & other activities.

## **Acknowledgements**

### **Volunteer Senior Editor**

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Questions and/or comments may be sent to [kcarman@morristwp.com](mailto:kcarman@morristwp.com)

## **Township Tax Assessor's Office Ready To Assist Public**

By M. Sue Aceto, Morris Township Tax Assessor

Certain public information regarding property in Morris Township is available for review in the Tax Assessor's Office. There is a computer on the front counter for use by the public.

A property can be searched by its block and lot numbers, street address, or owner's name. The most commonly requested items of information can be obtained from the computer record:

1. Block and lot numbers
2. Street address
3. Owner's name(s)
4. Owner's mailing address
5. Lot size
6. Assessed value of land and improvements
7. Most recent sale date and price
8. Year built and square footage of living area

The Township Tax Assessor's Office is happy to help you during regular business hours. It's always a good idea to call us first at 973-326-7380 before you come in.