

**ORDINANCE NO. 2024-14**

**ORDINANCE OF THE BOROUGH OF MOUNT EPHRAIM, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AMENDING, SUPPLEMENTING, AND REVISING CHAPTER 389, ARTICLE II OF THE CODE OF THE BOROUGH OF MOUNT EPHRAIM ENTITLED, "TAX ABATEMENT FOR HOME IMPROVEMENTS" AND RENEWING CHAPTER 389, ARTICLE IV OF THE CODE OF THE BOROUGH OF MOUNT EPHRAIM ENTITLED, "TAX ABATEMENT FOR COMMERCIAL AND INDUSTRIAL IMPROVEMENTS AND CONSTRUCTION"**

**WHEREAS** the Borough of Mount Ephraim (the "Borough") is a municipal corporation organized and operating under the laws of the State of New Jersey; and

**WHEREAS** N.J.S.A. 40A:21-1 entitled the, "Five-Year Exemption and Abatement Law" permits municipalities the ability to grant for periods of five years, exemptions and abatements, or both from taxation in area in need of rehabilitation and redevelopment, for improvements, conversions and/or construction of said structures; and

**WHEREAS** N.J.S.A.40A:21-4 limits an Ordinance under the Five-Year Exemption and Abatement Law to a period of ten years; and

**WHEREAS** the Borough Commissioners believe that the Five-Year Exemption and Abatement Law has been utilized by the Borough and various applicants to encourage economic growth in the Borough; and

**WHEREAS** the Borough wishes to increase the amount for eligible residential improvements to \$25,000.00; and

**WHEREAS** the Borough wishes to renew the existing exemptions and abatements for commercial improvements and construction; and

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Borough of Mount Ephraim that the Code of the Borough of Mount Ephraim is hereby amended, revised and/or supplemented as follows:

**SECTION 1.** Chapter 389, Article II of the Code of the Borough of Mount Ephraim, entitled "Tax Abatement for Home Improvements" is hereby amended, revised, and supplemented as follows:

**ARTICLE II – Tax Abatement for Home Improvements**

**§ 389-4 Amount and Period of Exemption.**

In determining the value of real property for the purpose of taxation, the first \$25,000 in the Assessor's full and true value of home improvements for each dwelling unit primarily and directly affected by a home improvement in any single- or multiple-dwelling property more than 20 years old shall be regarded as not increasing the value of such property for a period of five years, notwithstanding that the value of the dwelling to which such improvements are made is increased thereby. In no event, however, shall the assessment during that period be less than the assessment thereon existing immediately prior to such home improvements, unless there shall be damage through action of the elements sufficient to warrant a reduction.

**§ 389-5 Method of determining exemption.**

The above amounts up to \$25,000 shall be deducted from the amount determined by the Assessor on October 1 of any year, following the completion of the improvements, to be the true taxable value of the improvements and shall continue to be so treated for each of the five tax years subsequent to the original determination by the Assessor.

**§ 389-6 Additional improvements.**

Additional improvements, completed during the period in which the improved property is subject to the previously granted exemption privileges in an amount less than the maximum deduction permissible, shall be qualified for additional deduction privileges under terms and conditions herein specified; provided, however, that in no tax year shall the total deductions for any single property exceed \$25,000.

**§ 389-7 Application for exemption.**

[No Changes]

**§ 389-8 Definitions.**

[No Changes]

**SECTION 2:** Chapter 389, Article IV, entitled “Tax Abatement for Commercial and Industrial Improvements and Construction,” is hereby readopted and reimplemented.

**SECTION 3:** Except as set forth in Section 1, the balance of the Code of the Borough of Mount Ephraim shall not be affected by this Ordinance.

**SECTION 4:** All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 5:** If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

**SECTION 6:** This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

**BOROUGH OF MOUNT EPHRAIM**

**Date of Introduction: November 6, 2024**  
**Date of Adoption:**

**Approved:** \_\_\_\_\_  
**Mayor Susan M. Carney**

**Attest:** \_\_\_\_\_  
**Terry Shannon, Borough Clerk**