



## Quigley sees tax relief in real estate fee hikes

**G**ov. Jon S. Corzine opened the door to local revenue initiatives — and Assemblywoman Joan

Quigley, D-Jersey City, wants to walk through it.

In his speech before the Legislature's special session on local property tax relief on July 28 last year, Corzine declared:

"We also have to take a serious look at whether we should give local communities limited right to raise new revenues, including the right to impose impact fees. If local citizens choose other revenue sources to lessen their property tax burden, then who are we in Trenton to tell them they don't have the right to the alternative sources."

Eleven months later, Quigley responded not once but twice.

On June 1, Quigley introduced a bill that would allow Jersey City and Newark to impose a local realty transfer fee on properties in those cities.

On June 29, Quigley sponsored a bill to authorize a fee boost of 50 cents per \$500 of property purchases in communities statewide. It would be optional.

Exempt from the proposed fee increase would be single- and two-family homes owned and occupied by senior citizens,

### Capital Clips



**Joseph Albright**

the blind, and the disabled acting as the seller.

While Corzine offered the prospect of new revenue vistas, Quigley was encouraged by Jersey City Mayor Jerramiah Healy.

Healy estimated the fee increase would yield \$30 million to reduce the city's property taxes.

"This is the perfect way to provide property tax relief," he said.

Quigley said local fees "make sense," expressing the hope that the legislation can be pushed through in the post-Nov. 6 lame duck sessions.

But the New Jersey Association of Realtors said on Aug. 2 that it would attempt to thwart any lame duck action. They've seen two transfer fee increases: in 1991 to raise \$15 million and again in 1999 to raise \$25 million for beach erosion protection.