



Neptune Township Inspections

Neptune Township remains under contract with Realty Data Systems (“RDS”) to inspect a designated portion of all properties located in the municipality each year. These inspections enable Neptune Township to maintain accurate property records used to complete annual reassessments, which are a critical component in the fair distribution of taxes which fund municipal, county and local school budgets.

A notification will be mailed to all property owners subject to an inspection this year, which contains instructions for contacting RDS to complete a “remote virtual” (RV) interior inspection which requires no entry.

The RV is user-friendly, requires no app downloads and can be completed by calling (732) 719-2265 from your smart phone at any time between 9am and 5pm, Monday-Friday (no appointments required). Please make sure you are at your property when calling. Do not call if you have not received a notification in the mail.

Inspectors will also visit your property to conduct a full exterior inspection (front & back), an interior walkthrough inspection will be offered (if an RV has not previously been completed), and you will again receive printed instructions for completing an RV if that is your preference. If an adult is present during a visit, but declines an interior inspection, the inspectors will not return to your property, but you can still call to complete a virtual inspection for a limited period. Inspectors will respect social-distancing and wear masks when inside any property.

If for any reason you would like to refuse an interior inspection, please visit www.rdsnj.com, click “INSPECTIONS” and select the “REFUSAL FORM”. Please note that if an interior inspection is not completed, the Assessor’s office may need to make estimates that could result in an inaccurate property record or tax assessment, and Monmouth County may limit your rights during any assessment appeal.

It is suggested that homeowners request identification before granting anyone permission to enter their home. All inspectors will have photo identification and a description of their cars and license plate numbers are on file with the Assessor’s office and Neptune Township Police Department.

Owners of rental property should notify all tenants of the rental units that an interior inspection will be forthcoming by the firm.

We thank you in advance for your cooperation.

Dated: August 2022