



Neptune Township Inspections for 2021
(Due to COVID-19 the inspection process has been enhanced in order to ensure resident and inspector safety)

Neptune Township is under contract with Realty Data Systems ("RDS") to inspect a designated portion of all properties located in the municipality each year. This year we begin a new 5-year inspection cycle. 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.

Properties located within blocks 2901 - 2919 and 4701 - 5608 are scheduled to be inspected over the upcoming weeks, this area includes all of **SHARK RIVER HILLS**, all of **SEA VIEW ISLAND**, and **part of WEST NEPTUNE**. A notification to all property owners subject to an inspection this year is being mailed.

A notification was 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.

Inspectors will also visit your property to conduct a full exterior (front and rear) inspection which includes photographs. During that visit, an interior walkthrough 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. A door hanger containing those instructions will be left at each property for which an owner/occupant is not present. During walkthroughs inspectors will respect social-distancing and wear masks when inside any property.

Property visits will take place between 9am and dusk, Monday-Saturday, and all personnel will carry photo ID. Our office and the Police Dept. possess all inspector background and other pertinent information.

Following RDS' visit, a final mailing will be made to all property owners who have not yet completed an interior inspection. While physical walkthroughs will not be scheduled after that time, RV inspections will continue to be available for a limited period.

If for any reason you would like to refuse an interior inspection, please visit www.rdsnj.com, click "Appointments" and select the REFUSAL FORM.

Please note that if an interior inspection is not completed, my 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.

We thank you in advance for your cooperation.

Date: January 6, 2021