

TOWNSHIP OF LITTLE FALLS
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Dear Investor:

Enclosed please find the Tax Sale Bidder Packet for our upcoming tax lien sale in Little Falls Township, to be held on Tuesday, September 14, 2021. Please complete and return the Bidder questionnaire, Bidder Information Sheet and W-9 form, as soon as possible, so that I may pre-register you for our tax sale. This will help us speed along the registration process on the day of the sale for everyone involved.

The tax sale is scheduled to begin at 10:00 am in the Council/Court Room (1st floor) at 225 Main Street, Little Falls, NJ. We ask that you try to get here early enough that I may issue your bidder number and check that all your information is correct. Please come to the Tax Collector's office before entering the Council/Court Room for your number, etc. I thank you in advance for your cooperation in this matter.

Sincerely,

Denise Whiteside
Tax Collector

Enclosures

TOWNSHIP OF LITTLE FALLS TAX SALE

- TAX SALE DATE IS **TUESDAY, SEPTEMBER 14, 2021 at 10:00 AM** IN THE TOWNSHIP OF LITTLE FALLS COUNCIL/COURT ROOM (1ST FLOOR); 225 MAIN STREET; LITTLE FALLS, NJ 07424.
- THE TAX SALE LIST IS FOR PROPERTY TAXES ONLY; SEWER IS INCLUDED IN THE TAXES AND WATER IS PRIVATE (NJ AMERICAN WATER COMPANY).
- WE HAVE A 6% YEAR-END PENALTY.
- LITTLE FALLS HOLDS A STANDARD TAX SALE BASED ON A CALENDAR YEAR.
- FOR PAYMENT: **CERTIFIED FUNDS ONLY** (SUCH AS CERTIFIED-CASHIER CHECKS, MONEY ORDERS, and WIRE TRANSFER). **NO CASH AND/OR PERSONAL/BUSINESS CHECKS!**
- YOU WILL BE GIVEN 90 MINUTES TO GO TO THE BANK TO GET CERTIFIED FUNDS.
- A **SEPARATE** CERTIFIED CHECK IS REQUIRED FOR ALL **PREMIUMS**; ONE CERTIFIED CHECK FOR **TAXES**.
- I PREFER CORRESPONDENCE TO BE DONE BY FAX (973) 256-3269.
- TAX SALE LIST WITH UPDATES IS AVAILABLE ONLINE ON OUR WEBSITE www.lfnj.com; TAX COLLECTOR DEPARTMENT/TAX SALE SECTION. TAX SALE LIST IS PUBLISHED IN THE HERALD NEWS AUG. 17TH, AUG. 24TH, AUG. 31ST, SEPT. 7TH.

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Bidder Questionnaire

Dear Investor:

As you may know our 2021 Tax Lien Sale is coming up on Tuesday, September 14, 2021 for all properties owing 2020 unpaid taxes. Kindly complete the below information as soon as possible: **Please type or print information requested.**

1. Are you planning on attending the tax sale? Yes _____ No _____
2. If so, in whose name would you like the certificate to appear (must also be the name on W-9 form)? _____
3. Do we have the correct Federal ID #(if using company name) _____
or Social Security # (if filing as individual) _____
4. Where you would like the certificates mailed (must also be the address on W-9 form):

5. What is your current Telephone # _____
Fax # _____ E-Mail address _____
6. Have you returned your W-9 form to us? Yes _____ No _____

Please e-mail, fax or mail this information to me before Monday, September 13, 2021 by 2:00 p.m. Also remember bidding is done by number; **be sure to pick up your assigned number at the Tax Collector's office prior to the start of the Tax Sale.** My office opens at 8:00 a.m., bidding starts at 10:00 a.m. Thank you for your cooperation in this matter.

Sincerely,

Little Falls Tax Collector's Office

IMPORTANT NOTICE!

PROTECT YOUR INVESTMENT

Certificates should be recorded at the Passaic County Recording Office located at the Passaic County Courthouse, 401 Grand Street, Room 113, Paterson, NJ 07505. You may contact them directly at 973-881-4777.

After recording the tax sale certificate, the lien holder shall deliver a copy of the recorded certificate showing the book, page, date, and cost of recording to the Tax Collector. The Tax Collector shall maintain the information as a permanent record.

When paying subsequent taxes, requests should be faxed to (973) 256-3269. The request should specify the name of the lien holder, the block and lot and lien certificate number that subsequent taxes are being requested for. Please use the attached blank form for your subsequent tax request(s).

The taxes and appropriate affidavits must be forwarded to the Township of Little Falls @ 225 Main Street, Little Falls, NJ 07424.

A blank affidavit is attached herewith.

NJSA 54:5-60

If the certificate of sale is not held by the municipality, the amount required for redemption shall include all sums for subsequent municipal liens, and interest and costs thereon, actually paid by the holder of the tax title or his predecessor therein, together with interest on the amount so paid at the rate chargeable by the municipality, provided the holder of such title shall have made and filed with the collecting officer an affidavit, showing the amount of such payment, which affidavit may be taken before such officer.

AFFIDAVIT

MUNICIPALITY: TOWNSHIP OF LITTLE FALLS
COUNTY: PASSAIC
STATE: NEW JERSEY

BLOCK _____ **LOT** _____
QUAL _____
LOCATION _____

I (LIEN HOLDER): _____

HEREBY CERTIFY THAT I HAVE PAID SUBSEQUENT TAXES AND/OR MISCELLANEOUS CHARGES ON
TAX SALE CERTIFICATE NO. _____

THE FOLLOWING AMOUNTS PAID ON _____ ARE:

RECORDING FEE: _____

BOOK _____ PAGE _____

SEARCH FEE: _____

TOTAL TAXES: _____

MISCELLANEOUS CHARGES: _____

TOTAL: _____

SIGNATURE: _____

NOTARY SEAL:

PRINT NAME: _____

TAX COLLECTOR/NOTARY

DATED: _____

SIGNATURE & STAMP

FAX# _____ E-MAIL ADDRESS _____

MUST BE NOTARIZED OR SIGNED IN FRONT OF THE TAX COLLECTOR.

AFFIDAVITS MUST BE ON FILE IN THE TAX COLLECTOR'S OFFICE FOR ANY SUBSEQUENT
PAYMENTS MADE BY THE LIEN HOLDER PURSUANT TO NJSA 54:5-62 & 54:5-99.

**IF YOU REQUIRE A COPY OF THIS AFFIDAVIT, PLEASE SUPPLY COPY AND
SELF-ADDRESSED ENVELOPE.**

YOU MUST FILE

A NEW W-9

EVERY YEAR

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.