

COLTS NECK TOWNSHIP Property Inspections for 2024

Colts Neck has contracted Realty Data Systems (RDS) to conduct property inspections for a designated portion of all properties within the Township this year. These inspections are essential for maintaining accurate property records, which play a crucial role in ensuring fair tax assessments.

A notification has been mailed to all property owners scheduled for an inspection this year. This notice includes instructions on how to complete a “remote virtual” (RV) interior inspection, which does not require entry into the property. Landlords may contact their tenants to facilitate the RV inspection.

The RV inspection is straightforward and does not require any app downloads. To complete the inspection, simply call (732) 719-2265 from your smartphone anytime between 9:00 AM and 5:00 PM, Monday through Friday. Please ensure you are at your property when making the call, as no appointments are necessary.

In addition to the RV inspection, RDS inspectors will visit your property to conduct a comprehensive exterior inspection, which includes taking photographs of the front and rear of the property. If an RV inspection has not been completed prior to this visit, inspectors will offer an interior walkthrough at that time. If you prefer, you may complete the RV inspection instead, and you will be provided with printed instructions on how to do so.

If an adult is present during the visit but declines the interior inspection, the inspectors will not return to your property. However, you can still complete a virtual inspection for a limited period afterward. If no one is present during the visit, a door hanger with instructions will be left at the property.

Property inspections will take place between 9:00 AM and dusk, Monday through Saturday. All inspectors will carry photo identification, and their background information is on file with both our office and the Police Department.

If you wish to refuse an interior inspection, please visit www.rdsnj.com, click on “INSPECTIONS,” and select the “REFUSAL FORM.” Please be aware that if an interior inspection is not completed, our office may need to make estimates that could lead to inaccurate property records or tax assessments. Additionally, Monmouth County may limit your rights during any assessment appeal.

We appreciate your cooperation in this important process.