

PUBLIC INFORMATION SESSION

Date: Wednesday, May 21, 2025

Time: 10am - 11:30am

Place: Garabrant Center, 4 Wilson St.



New Jersey Property Tax Relief

For Senior Homeowners and Renters Age 65 and Over

Three Programs, One Combined Application

Based on 2024 Residency, Income, and Age

File by October 31, 2025

Eligibility requirements, including income limits, and benefits available for all property tax relief programs are subject to change by the State Budget.



For program details, scan the QR code or visit: bit.ly/NJPropTaxRelief



SENIOR FREEZE

NJ residents born before 1959 or permanently disabled residents receiving Social Security disability payments as of 12/31/23 may be eligible if you:

- Owned and lived in your home (or leased a site in a mobile home park and lived in your mobile home) in 2020 and through December 31, 2024;
- Paid property taxes by June 1 (site fees by Dec 31); and
- Meet the 2023 and 2024 income limits

ANCHOR

Affordable NJ Communities for Homeowners & Renters

Property Tax Relief For:

- Homeowners Earning \$250K or Less
- Renters Earning \$150K or Less

Stay NJ

For Senior Homeowners

- 🏠 Age 65 or over in 2024
- 🏠 2024 income below \$500,000
- 🏠 Owned and lived in your home for all of 2024

Stay NJ benefits are calculated after ANCHOR and Senior Freeze benefits are determined. If you qualify for all three programs, the Stay NJ benefit will be 50% of your property taxes (up to \$13,000) minus any payments received through ANCHOR and Senior Freeze (2024 benefit cap of \$6,500).



NEW JERSEY PROPERTY TAX RELIEF PROGRAMS

THREE PROGRAMS NOW HAVE ONE COMBINED APPLICATION WITH AN OVERALL MAXIMUM BENEFIT AMOUNT 50% OF PROPERTY TAXES OR \$6,500

1. **Property Tax Reimbursement – PTR / Senior Freeze** (reimbursement of property tax increase). Checks will be issued beginning July 15, 2025 on a rolling basis based on application date.

Need to meet all 3 qualifications:

1. 65 or older or receiving federal Social Security Disability as of 12/31/2024.
2. Owned or lived in same home/mobile park 12/31/2020 through 12/31/2024.
3. Total annual income - 2023: \$163,050 or less
2024: \$168,268 or less

2. **ANCHOR** Checks will be issued beginning September 15, 2025.

Need to meet 2 qualifications:

1. NJ home was main residence as of October 1, 2024.
2. Benefit depends on income level and status for homeowner/renter:

Homeowners

2024 Gross Income	65 or older	SSD Recipient
\$150,000 or less	\$1,750	\$1,500
\$150,001-\$250,000	\$1,250	\$1,000

Mobile Home/Renters

\$150,000 or less	\$700	\$450
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3. **STAY NJ - Property Tax Relief for Senior Citizens.** New program which reimburses applicants for up to 50% of their property taxes up to \$6,500 in 2024. Benefit issued in quarterly increments beginning in February 2026.

Qualifications:

1. 65 yrs or older in 2024.
2. You must have owned and lived in your home for the full 12 months of 2024.
3. 2024 income less than \$500,000.
4. Mobile homeowners are not eligible.

STAY NJ benefits are calculated after ANCHOR and Senior Freeze benefits are determined. If you qualify for all 3 programs the STAY NJ benefit will be reduced by the ANCHOR and Senior Freeze benefit, with an overall maximum benefit of \$6,500 for 2024.

- Filing Deadline: October 31, 2025
Applications available on NJ State website: <http://www.nj.gov/treasury/taxation/relief.shtml>
- File online: propertytaxrelief.nj.gov
- *No longer required* to include proof of property taxes paid with your application.
- The earlier you file, the sooner you start receiving benefits!