



New Jersey Department of the Treasury
Division of Taxation



New Jersey
Property Tax Relief

Presented By: Stakeholder Liaison and Community Relations



Property Tax Relief Programs

*All Property Tax Relief programs are subject to State Budget Approval
State Budgets are typically approved in late June/ early July.*

*All information provided in this presentation is subject to change based on
evolving legislation, administrative determinations, and budgetary approvals.*



Property Tax Relief Programs

- Property Tax Relief 2024
 - Budget Approval
 - Benefit Payments
- Property Tax Relief 2025
 - Applications
 - PAS-1
 - ANC-1
 - Program Eligibility
 - Senior Freeze
 - ANCHOR
 - Stay NJ
 - Benefit Payouts



Property Tax Relief 2024



2026 Budget Approval

- 2024 Property Tax Reimbursement
 - Fully Funded

- 2024 ANCHOR Benefits Funded

Renters		
Income Limits	Under 65	Over 65 in 2024
\$0 - \$150,000	\$450	\$700

Homeowners		
Income Limits	Under 65	Over 65 in 2024
\$150,001 - \$250,000	\$1000	\$1250
\$0 - \$150,000	\$1500	\$1750



2026 Budget Approval

- 2024 STAYNJ

2026 Budget	
1 st Quarter – February 2026	Approved
2 nd Quarter – May 2026	Approved

2027 Budget	
3 rd Quarter – August 2026	Pending Budget Approval
4 th Quarter – November 2026	Pending Budget Approval



New: Notice of Benefits

- Required to notify applicants with an explanation of benefits annually:
 - Property tax amount used to determine
 - Senior Freeze benefit
 - ANCHOR benefit
 - Stay NJ benefit
 - Net reduction in property taxes
- Notice began October 2025



Property Tax Relief Applications

PAS-1 & ANC-1



The PAS-1



PAS-1 (Combined Property Tax Relief Application)

Who can use the PAS-1?

- Age 65 or Older or Receiving Federal Social Security Disability or Railroad Retirement Disability
- Homeowners, Tenants, Mobile Homeowners no later than 10/01/2025
- Income under \$500,000



PAS-1 (Combined Property Tax Relief Application)

PAS-1 Combined Property Tax Relief Application

- Senior Freeze
 - Reimbursement of property tax increases
- ANCHOR
 - Varying benefit amount depending on income/ownership
- Stay NJ
 - Benefit up to 50% of the property taxes with a maximum of \$6500

*Applicant will receive the **greater** of Stay NJ or the combined Senior Freeze/ANCHOR amount.*



PAS-1 (Combined Property Tax Relief Application)

How Can I file?

- Paper
 - PDF of application available online late January 2026
 - Mailing in early February 2026
 - Complete Booklet/Form
 - Postcard for those who filed electronically in the previous year
- Web file
- Filing Deadline – November 2, 2026



Single Combined Application

- Paper Version
 - Page 1 collects basic taxpayer information;
 - Directs the filer to the section(s) they need to complete;
 - No direct deposit option;
 - No confirmation number.
- Online Application
 - A series of yes/no questions;
 - Filer only sees the questions relevant to them;
 - Direct deposit permitted;
 - Confirmation number;



PAS-1 Application Changes for 2025

- Residency section
- Income Changes
 - Income types included in Calculation
 - Expanded worksheets
- Additional section for those who moved from one main home to another during 2025



Income ([P.L. 2023, c. 75](#) & [P.L.2024, c.88](#))

- Total income reported on Form NJ-1040;
- Tax-exempt interest;
- Distributions from or roll overs to a Roth IRA;
- Disability pensions; and
- Social Security.

ANCHOR is now the only program based solely on NJ-1040 Gross Income.

2025 PAS-1 Page 1 Identifying Information

**2025
PAS-1**



State of New Jersey Application for Property Tax Relief For Seniors and Certain Disability Recipients

Complete this application ONLY if

- You or your spouse/CU partner were born in 1960 or before, **OR**
- You or your spouse/CU partner were receiving Social Security Disability benefits during 2025, **OR**
- You or your spouse/CU partner were receiving Railroad Retirement Disability during 2025.

If you are married or in a civil union, you must provide information for both spouses/civil union partners, unless you maintain separate main homes.	Your Social Security Number <input type="text"/> <input type="text"/>	Last Name, First Name and Initial (Joint filers enter first name and middle initial of each – Enter spouse/CU partner last name ONLY if different)		
	Spouse's/CU Partner's Social Security Number <input type="text"/> <input type="text"/>	Home Address (Number and Street, including apartment number or rural route)		
	County/Municipality Code (See Table page 15) <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	City, Town, Post Office	State	ZIP Code

Enter the address of your main home on October 1, 2025, **if different from the address above.**

Street Address: _____ County/Municipality Code:

This is a combined application for the Property Tax Reimbursement (Senior Freeze), ANCHOR Benefit, and Stay NJ programs. The application collects information that the Division of Taxation needs to assess your eligibility for these property tax relief programs. We will determine the benefit(s) you are eligible to receive and issue payments accordingly.

Filing Status

1. Your Filing Status from your 2025 NJ-1040:
- | | |
|--|---|
| <input type="radio"/> A. Single | Married/CU Partner, filing separately: |
| <input type="radio"/> B. Head of Household | <input type="radio"/> E. Each maintains separate residence |
| <input type="radio"/> C. Qualifying Widow(er)/Surviving CU Partner | <input type="radio"/> F. Both maintain same residence |
| <input type="radio"/> D. Married/CU Couple, filing joint return | |

Age and Disability Status (Fill in all ovals that apply)

2. Your Birth Year Your Spouse's/CU Partner's Birth Year

3a. During 2025, were you **receiving** federal Social Security Disability benefit payments?

Yourself	<input type="radio"/>	Yes	<input type="radio"/>	No
Spouse/CU Partner	<input type="radio"/>	Yes	<input type="radio"/>	No

3b. During 2025, were you **receiving** Railroad Retirement Disability benefit payments?

Yourself	<input type="radio"/>	Yes	<input type="radio"/>	No
Spouse/CU Partner	<input type="radio"/>	Yes	<input type="radio"/>	No

2025 PAS-1

Page 1

Residency Information

Residency Information

4. Did you own/rent your principal residence (main home) in New Jersey on **October 1, 2025**? If "Yes," go to line 5. If "No," you are not eligible for property tax relief benefits. Homeowners who moved in 2025 and answered "No," see instructions. Yes No

5. Indicate your residency status on **October 1, 2025**.
 Homeowner Mobile home owner Renter – **SKIP TO Signature section**

Homeowners and mobile home owners

Mobile home owners and residents of co-ops and continuing care retirement facilities **must** see instructions before continuing.

6a. Did you own and live in the same main home in New Jersey from **January 1, 2025, through December 31, 2025**? (See instructions) If "Yes," go to line 7. If "No" and you were a homeowner, go to line 6b. If "No" and you were a mobile home owner, skip to the Signature section. Yes No

6b. Were you (or your spouse) born in 1960 or earlier? If "Yes," go to line 6c. If "No," skip to the Signature section. Yes No

6c. Did you move from one main home you **owned** in New Jersey to another main home you **owned** in New Jersey in 2025? If "Yes," go to Schedule 1. If "No," skip to the Signature section. Yes No

7. Are you filing this application for the same home as last year's property tax relief benefits? Yes No

8. On December 31, 2025, did you own and live in the same New Jersey home that you owned and occupied on **December 31, 2022**, or earlier? Yes No

9. Did you move to your current home between **January 1, 2023, and December 31, 2023**? Yes No

2025 PAS-1 Page 3 Income Worksheets

2024 Income

Enter your annual income for 2024. See the instructions for information on sources of income and how to determine the amount to report. If you do not have any income to report, you must enter "0.00" on line 17f. Losses in one category of income cannot be used to reduce total income. If you have a net loss in any income category, leave that line blank. If you were married or in a civil union on December 31, 2024, and living in the same home, combine your incomes for that year.

17a. New Jersey Total Income (see instructions)	<input type="text"/>								
17b. Tax-exempt interest income	<input type="text"/>								
17c. Roth IRA rollovers (see instructions).....	<input type="text"/>								
17d. Disability pension received (see instructions).....	<input type="text"/>								
17e. Social Security Benefits (including Medicare Part B premiums) received. Enter total amount from Box 5 of Form SSA-1099	<input type="text"/>								
<hr/>									
17f. Total 2024 income (Add lines 17a–17e)	<input type="text"/>								

2025 Income

Enter your annual income for 2025. See the instructions for information on sources of income and how to determine the amount to report. If you do not have any income to report, you must enter "0.00" on line 18f. Losses in one category of income cannot be used to reduce total income. If you have a net loss in any income category, leave that line blank. If you were married or in a civil union on December 31, 2025, and living in the same home, combine your incomes for that year.

18a. New Jersey Total Income (see instructions)	<input type="text"/>								
18b. Tax-exempt interest income	<input type="text"/>								
18c. Roth IRA rollovers (see instructions).....	<input type="text"/>								
18d. Disability pension received (see instructions).....	<input type="text"/>								
18e. Social Security Benefits (including Medicare Part B premiums) received. Enter total amount from Box 5 of Form SSA-1099	<input type="text"/>								
<hr/>									
18f. Total 2025 income (Add lines 18a–18e)	<input type="text"/>								

2025 PAS-1 Instructions Page 11 Expanded Income Worksheets

2024 Income Calculation Worksheet

1. Wages, salaries, tips, and other employee compensation	1.	<input type="text"/>	<input type="text"/>	<input type="text"/>
2. Taxable interest income.....	2.	<input type="text"/>	<input type="text"/>	<input type="text"/>
3. Dividends.....	3.	<input type="text"/>	<input type="text"/>	<input type="text"/>
4. Net profits from business.....	4.	<input type="text"/>	<input type="text"/>	<input type="text"/>
5. Net gains or income from disposition of property	5.	<input type="text"/>	<input type="text"/>	<input type="text"/>
6. Taxable pension, annuity, and IRA distributions/withdrawals (see instructions).....	6.	<input type="text"/>	<input type="text"/>	<input type="text"/>
7. Distributive share of partnership income	7.	<input type="text"/>	<input type="text"/>	<input type="text"/>
8. Net pro rata share of S corporation income.....	8.	<input type="text"/>	<input type="text"/>	<input type="text"/>
9. Net gains or income from rents, royalties, patents, and copyrights.....	9.	<input type="text"/>	<input type="text"/>	<input type="text"/>
10. Net gambling winnings	10.	<input type="text"/>	<input type="text"/>	<input type="text"/>
11. Alimony and separate maintenance payments received.....	11.	<input type="text"/>	<input type="text"/>	<input type="text"/>
12. Other Income.....	12.	<input type="text"/>	<input type="text"/>	<input type="text"/>
13. Total income (add lines 1 through 12)	13.	<input type="text"/>	<input type="text"/>	<input type="text"/>

2025 Income Calculation Worksheet

1. Wages, salaries, tips, and other employee compensation	1.	<input type="text"/>	<input type="text"/>	<input type="text"/>
2. Taxable interest income.....	2.	<input type="text"/>	<input type="text"/>	<input type="text"/>
3. Dividends.....	3.	<input type="text"/>	<input type="text"/>	<input type="text"/>
4. Net profits from business.....	4.	<input type="text"/>	<input type="text"/>	<input type="text"/>
5. Net gains or income from disposition of property	5.	<input type="text"/>	<input type="text"/>	<input type="text"/>
6. Taxable pension, annuity, and IRA distributions/withdrawals (see instructions).....	6.	<input type="text"/>	<input type="text"/>	<input type="text"/>
7. Distributive share of partnership income	7.	<input type="text"/>	<input type="text"/>	<input type="text"/>
8. Net pro rata share of S corporation income.....	8.	<input type="text"/>	<input type="text"/>	<input type="text"/>
9. Net gains or income from rents, royalties, patents, and copyrights.....	9.	<input type="text"/>	<input type="text"/>	<input type="text"/>
10. Net gambling winnings	10.	<input type="text"/>	<input type="text"/>	<input type="text"/>
11. Alimony and separate maintenance payments received.....	11.	<input type="text"/>	<input type="text"/>	<input type="text"/>
12. Other Income.....	12.	<input type="text"/>	<input type="text"/>	<input type="text"/>
13. Total income (add lines 1 through 12)	13.	<input type="text"/>	<input type="text"/>	<input type="text"/>

Keep for your records.

2025 PAS-1
Page 4
Schedule 1



Name(s) as shown on Property Tax Relief Application _____
Your Social Security Number _____

PAS-1 (2025) Page 4

Schedule 1

ONLY complete this schedule if you moved from one main home you **owned** to another main home you **owned** during 2025. Otherwise, leave this schedule blank.

	Main Home 1	Main Home 2
1. Address	_____	_____
2. Block/lot/qualifier number	Block [][][][][] . [][][][]	Block [][][][][] . [][][][]
	Lot [][][][][] . [][][][]	Lot [][][][][] . [][][][]
	Qualifier [][][][][]	Qualifier [][][][][]
3. Dates you lived in the property in 2025	0 1 / 0 1 to M M / D D	M M / D D to 1 2 / 3 1
4. Did you share ownership of the property with anyone other than your spouse/CU partner?	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
5. If you answered "Yes," indicate the share (percentage) of the property you (and your spouse/CU partner) owned.	[][]%	[][]%
6. Did the property consist of multiple units?	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
7. If you answered "Yes," indicate the share (percentage) of the property that you (and your spouse/CU partner) used as your main home.	[][]%	[][]%
8. Total property taxes billed for period of residency	[][], [][][][] . [][]	[][], [][][][] . [][]
9. Payment-in-Lieu-of-Taxes (P.I.L.O.T.) due for period of residency if there was a P.I.L.O.T. agreement for the home.	[][], [][][][] . [][]	[][], [][][][] . [][]

Continue to PAS-1, line 10 on page 2.



The ANC-1



Applicants under 65 and Not Disabled

ANC-1 (ANCHOR Only)

- Varying benefit amount depending on income/ownership

Who can use the ANC-1 Application?

- Homeowners, Mobile Homeowners, and Renters on 10/01/2025
- Under 65 and not Receiving Federal Social Security Disability Benefits
- Income
 - Homeowners \$250,000 or less
 - Tenants \$150,000 or less
- What's the filing deadline?
 - November 2, 2026



Applicants Under 65 and Not Disabled

How can I file?

- Prior Year Applicants (Auto-file)
 - Letters will be mailed in Summer 2026
 - Based on prior year
 - Same Property
 - Same benefit payment method
 - Changes online – Deadline to be determined
- New Applicants (ANC-1)
 - Available online mid-August
 - No Mailer
 - No ID & Pin (Homeowners)



Property Tax Reimbursement



What is the Property Tax Reimbursement

This program reimburses eligible claimants the amount their property taxes go up:

- Must meet eligibility criteria
- Will be reimbursed the difference between the current year property taxes & base year (1st year of eligibility) property taxes
- Must apply every year
 - Base year remains the same as long as you continue to qualify and apply



First Time Claimants for 2025

Eligible claimants must complete the combined Application for Property Tax Relief.

Claimants:

- Must verify eligibility
 - Age
 - Homeowner
 - Income
- Base year will be 2024 property taxes
- Will be reimbursed the difference between the 2025 & 2024 taxes



Returning Claimants for 2025

Eligible returning claimants must complete the combined Application for Property Tax Relief.

Claimants:

- Will receive the combined application with the pre-printed base year
- Must verify that they met the 2025 eligibility requirements
- Will be reimbursed the difference of 2025 and the base year



2025 Property Tax Reimbursement Eligibility Guidelines

- Age 65/older or receiving Federal Social Security disability or Railroad Retirement disability benefit **! NEW**
 - By end of application year **! NEW**
 - By 12/31/25
- Owned and lived in the home (3-Years)
 - By end of application year **! NEW**
 - Since 12/31/22
- Total annual income must have been
 - For 2024: \$168,268 or less, **and**
 - For 2025: \$172,475 or less



Reimbursements

- Check the status of a reimbursement [online](#)

Reimbursement Disbursements

When Was the Application Sent?	Reimbursement Will Be Issued on or Before
Before May 1, 2026	July 15, 2026
Between May 1 – June 1, 2026	September 15, 2026
June 2 – September 1, 2026	November 1, 2026
September 2 – October 31, 2026	December 1, 2026



ANCHOR



2025 ANCHOR Eligibility

Provides a property tax benefit to homeowners and tenants that meet certain eligibility criteria

- No Age or Disability Requirement
- Owned or rented your New Jersey residence
 - On October 1, 2025
- 2025 New Jersey Gross Income
 - Homeowners \$250,000 or less
 - Tenants/Mobile Homeowners \$150,000 or Less

ANCHOR Benefit Amounts

Renters		
Income Limits	Under 65	Over 65 in 2025
\$0 - \$150,000	\$450	\$700

Homeowners		
Income Limits	Under 65	Over 65 in 2025
\$150,000 - \$250,000	\$1000	\$1250
\$0 - \$150,000	\$1500	\$1750

*All Property Tax Relief programs are subject to State Budget Approval
State Budgets are typically approved in late June/ early July.*



STAY NJ



Stay NJ

Provides a benefit of Up to Half of an Eligible Claimant's Property Tax Amount, with a maximum of \$6500

- Eligibility Requirements:
 - Age 65 and older;
 - New Jersey resident homeowner for 2025; and
 - Income for 2025 of less than \$500,000



Benefit Payouts



Payment Timeline

June/July 2026 – FY27 State Budget (if) passed

- July 15, 2026 – 2025 Senior Freeze portion begins to be issued
- September 15, 2026 – 2025 ANCHOR portion begins to be issued
- February 2027 – 1st quarter of 2025 Stay benefit issued
- May 2027 – 2nd quarter of 2025 Stay benefit issued

June 2027 – FY28 State Budget (if) Passed

- August 2027 – 3rd quarter of **2025** Stay benefit
- November 2027 – 4th quarter of **2025** Stay benefit



Notice of Benefits

- Required to notify applicants with an explanation of benefits annually:
 - Property tax amount used to determine
 - Senior Freeze benefit
 - ANCHOR benefit
 - Stay NJ benefit
 - Net reduction in property taxes



Questions?



Resources For You



Stakeholder Liaison and Community Relations Unit

- Stakeholder Liaison Support
 - Supporting frontline staff with application related questions
 - PAS-1 eligibility questions
 - Line item clarification
 - Tax return related Income figures
- How to Contact Us
 - Outreach.tax@treas.nj.gov
 - Phone number coming soon
 - Request Events <https://www.nj.gov/treasury/taxation/speaker.shtml>



General Contact Information

- Main Customer Service Center
 - Monday - Friday 8:00 a.m. until 4:00 p.m.
 - 609.292.6400

- Property Tax Relief Programs
 - Monday - Friday 8:30 a.m. until 5:30 p.m.
 - 1.888.238.1233
 - 609.826.4282



Regional Offices

- Located across the State

Fairlawn

Trenton

Freehold

Cranford

Galloway

- All Office are Open to the Public

- Monday – Friday (Closed on Holidays)

- 8:30am – 4pm

- Opens at 10:30 am the first Wednesday of each month

- Fairlawn and Cranford

- Closed from 12:00pm – 1:00pm Monday – Friday



Regional Offices

- What to bring
 - All necessary documents
 - Government issued ID
 - M-5008-R (If you're representing a taxpayer)
- No cash payments accepted

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