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## Property Tax Relief for Seniors

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There are currently five property tax relief programs which you may be eligible for:

- **Senior Freeze**
- **Anchor Program** (*formerly Homestead Benefit Credit*)
- **Annual Senior Citizens Property Tax Deduction**
- **Veterans Property Tax Relief Program**
- **New Jersey Income Tax Relief: Property Tax Deduction**

There is also a new program, **Stay NJ**, which may or may not be available because it is subject to funding approval in the FY 2026 NJ State Budget. The other property tax relief programs are also subject to approval in the NJ State Budget, but those programs have existed for many years.

The Anchor Program and the New Jersey Income Tax Relief: Property Tax Deduction are available for both homeowners and renters. The Senior Freeze, the Annual Senior Citizens Property Tax Deduction, Veterans Property Tax Relief and Stay NJ programs are for homeowners only.

The eligibility requirements for all of these programs vary by age, residency, and income. Up until 2025, each program also had a separate application. The New Jersey Income Tax Relief: Property Tax Deduction has always been included in the NJ 1040 State Income Tax Form.

On January 29, 2025, the State unveiled a new Property Tax Relief application, called PAS-I, which combines Senior Freeze, Stay NJ, and Anchor--for seniors only. (Anchor applications for non-seniors will go out separately later in 2025). This new application was supposed to be mailed out to seniors in February 2025, but is now scheduled to go out in mid-March.

The new PAS-I Form for seniors, however, is available on the State of NJ Division of Taxation website at: [www.nj.gov/treasury/taxation/propertytaxrelief/forms.shtml](http://www.nj.gov/treasury/taxation/propertytaxrelief/forms.shtml). The form does not tell you how much of a rebate you will receive, stating only that based on the information you provide, the State will "determine the benefits you are eligible to receive and issue payments accordingly."

**The filing deadline for the PAS-I is October 31, 2025.** If you have ID.me, you may be able to file the PAS-I online at: [www.propertytaxrelief.nj.gov](http://www.propertytaxrelief.nj.gov).

Although the funding for Senior Freeze, Anchor and Stay NJ has not yet been approved in the new NJ State Budget, we have included a basic outline for these programs based on the revised statute as it currently exists. The State has advised that the eligibility requirements and the benefits could change. Also attached is information on the Annual Senior Citizens Property Tax Deduction and Veterans Credit which were approved by NJ constitutional amendments, and the New Jersey Income Tax Relief, which is already incorporated in the 2024 NJ-1040 State Income Tax Return.

# SENIOR FREEZE

## I. What Can You Get?

A partial reimbursement of your past year's paid property taxes

- You get a check from the state for the difference between the property taxes you paid last year and the property taxes you paid in your **Base Year**
- **Base Year** is established when you first meet the Eligibility Requirements

## II. How To Qualify?

*(Eligibility Requirements for filing for 2024 reimbursement based on the Revised Statute)*

### A. **Payment of past property taxes:**

- Must have paid full amount of 2023 AND 2024 property taxes

### B. **Residency and Ownership**

- You owned and lived in your home since December 31, 2021
- You still owned and lived in that home on December 31, 2024

### C. **Age/Disability**

You OR your spouse must be:

- 65 or older as of December 31, 2024

**OR**

- Actually receiving federal Social Security disability benefit payments  
(not benefit payments received on behalf of someone else)

### D. **Income Requirements**

- Your income in 2023 must be less than \$163,050
- Your income in 2024 must be less than \$168,268
- *The same limit applies to single people and married couples. Income for the purpose of the Senior Freeze calculation includes items such as social security, pensions and 401k/IRA withdrawals*

**WARNING: If you become ineligible in a year (e.g. your income exceeds the limit) you could lose your BASE year and may have to reapply for a new BASE year when you again become eligible.**

## III. How To Apply?

### A. **If you are a first time filer this year:**

On January 29, 2025, the State unveiled a new Property Tax Relief application, called PAS-I, which combines Senior Freeze, Stay NJ, and Anchor-- for seniors only. The new application which was supposed to go out to seniors in February 2025, is now scheduled to be mailed out in mid-March. The current PAS-I Form for seniors is available on the State of NJ Division of Taxation website. If you have ID.me you may be able to file online.

### B. **If you have previously filed for a Senior Freeze:**

If you previously received the Senior Freeze, you will notice some major changes. The application looks different, the income standards have changed, and you will no longer need to calculate your reimbursement since it is a combined application. However, you will still maintain your Base Year.

## IV. Deadlines and Help

- **Filing deadline for the 2024 Senior Freeze is October 31, 2025.**
- The current PAS-I Form for seniors is available on the State of NJ Division of Taxation website at: [www.nj.gov/treasury/taxation/propertytaxrelief/forms.shtml](http://www.nj.gov/treasury/taxation/propertytaxrelief/forms.shtml)
- To file the PAS-I online go to: [www.propertytaxrelief.nj.gov](http://www.propertytaxrelief.nj.gov)
- For the most up-to-date information about the 2024 Senior Freeze call 1-888-238-1233 or go to [nj.gov/treasury/taxation/ptr](http://nj.gov/treasury/taxation/ptr)

# ANCHOR PROPERTY TAX RELIEF PROGRAM

- I What Can You Get?** A check or direct deposit of up to **\$1,500** for homeowners and **\$450** for renters.  
**PLUS:** There may be an additional **\$250** for those over 65

**II How To Qualify?**

## **HOMEOWNERS**

### **A. Eligibility Requirements**

- Owned and occupied a home in NJ that was your principal residence on October 1, 2024
- Income less than \$250,000
- The same limits apply to single people and married couples.

### **B. Amount of Benefits**

**\$1,500** If your gross income was \$150,000 or less

**\$1,000** If your gross income was more than \$150,000 but less than \$250,000

**PLUS: There may be an additional \$250 for those over 65 as of December 31, 2024.**

*Benefits cannot be more than the amount you paid in property taxes*

## **RENTERS**

### **A. Eligibility Requirements**

- Occupied a home in NJ that was your principal residence on October 1, 2024
- Income \$150,000 or less
- The same limits apply to single people and married couples.
- Must have been named on the lease and paid rent
- The rental unit must have had a separate kitchen and bathroom
- **Renters living in Senior Housing may be eligible**

### **B. Amount of Benefits**

**\$450** If your gross income was \$150,000 or less

**PLUS: There may be an additional \$250 for those over 65 as of December 31, 2024.**

*Renters will not be eligible for a benefit if they lived in a tax exempt building or campus housing.*

## **III. How To Apply?**

On January 29, 2025, the State unveiled a new Property Tax Relief application, called PAS-I, which combines Senior Freeze, Stay NJ, and Anchor-- for seniors only. (Anchor applications for non-seniors will go out separately later in 2025). The new application which was supposed to go out to seniors in February 2025, is now scheduled to be mailed out in mid-March. The current PAS-I Form for seniors is available on the State of NJ Division of Taxation website. If you have ID.me you may be able to file online.

## **IV. Deadlines and Help**

- **Filing deadline for the 2024 Anchor Program is October 31, 2025.**  
**The State is skipping Anchor payments for 2022 and 2023.**
- The current PAS-I Form for seniors is available on the State of NJ Division of Taxation website at: [www.nj.gov/treasury/taxation/propertytaxrelief/forms.shtml](http://www.nj.gov/treasury/taxation/propertytaxrelief/forms.shtml)
- To file the PAS-I online go to: [www.propertytaxrelief.nj.gov](http://www.propertytaxrelief.nj.gov)
- For the most up-to-date information about the 2024 Anchor Program call NJ State Anchor Hotline 1-888-238-1233 or go to [nj.gov/treasury/taxation/anchor/](http://nj.gov/treasury/taxation/anchor/)

# VETERANS CREDIT

**The Veterans Property Tax Relief Program is available to all veterans and their surviving spouses who qualify. Veterans do not have to serve in an Active War Time Service Period to be eligible.**

## **I. What Can You Get?**

An annual deduction of \$250 from your property taxes for veterans and their surviving spouses.

If 100% disabled, full exemption from property taxes for veterans and their surviving spouses.

*Administered prospectively by your local municipality*

## **II. How To Qualify?**

### **Eligibility requirements for filing for \$250 credit for 2025**

- You must have been honorably discharged
- You own the property (in whole or part) for which the deduction is claimed on October 1, 2024
- You are a legal resident in New Jersey on October 1, 2024
- No income test

*Surviving spouse must file documentation of service and that when the veteran died he/she was a resident of NJ. Surviving spouse must not have remarried and must be owner and resident on 10/1/24.*

### **Eligibility requirements for filing for 100% exemption**

- You must have been honorably discharged
- You must receive determination from the Veterans Administration that you have a service-connected disability and were declared to be 100% permanently and totally disabled
- You wholly or partially own a house in New Jersey for which the exemption is claimed
- You are a legal resident of New Jersey and you occupy the house as your principal residence
- No income test

*Surviving spouse must file documentation of the above and must not have remarried.*

## **III. How To Apply?**

**If you are filing for the \$250 tax reduction you will only need to do this once:**

- Complete Form VSS • Submit with proof of honorable discharge

**If you are filing for the 100% exemption:**

- Complete Form DVSSE • Submit with proof of honorable discharge and confirmation of VA approval of 100% permanently and totally disabled in wartime service

*The above forms & proofs must be submitted to your local municipal tax assessor for approval*

## **IV. Deadlines and Help**

For assistance in documenting veterans' status, contact NJ Dept of Military & Veterans Affairs (609) 530-6958 or (609) 530-6854; US Department of Veterans Affairs at 800-827-1000; or contact your local Veterans Group.

**If you meet the above qualifications, file at your local municipal tax office**

### **If you are filing for the \$250 tax reduction:**

Applications for the \$250 Veterans property tax deduction are to be filed the year PRIOR to the calendar tax year in which you are seeking the deduction. To claim the deduction for calendar year 2025, the filing period with your tax assessor is **October 1-December 31, 2024**. However, many local tax offices will accept applications in 2025.

Form VSS is available at your local municipal tax office or online at:

[www.state.nj.us/treasury/taxation/pdf/other\\_forms/lpt/vss.pdf](http://www.state.nj.us/treasury/taxation/pdf/other_forms/lpt/vss.pdf)

### **If you are filing for the 100% exemption you may file at any time**

Form DVSSE is available at your local municipal tax office or online at:

[www.state.nj.us/treasury/taxation/pdf/other\\_forms/lpt/dvsse.pdf](http://www.state.nj.us/treasury/taxation/pdf/other_forms/lpt/dvsse.pdf)

# SENIOR CITIZENS ANNUAL PROPERTY TAX DEDUCTION

## I. What Can You Get?

An annual deduction of \$250 from your property taxes

*Administered prospectively by your local municipal tax assessor.*

*Applications are to be filed the year PRIOR to the calendar tax year in which you are seeking the deduction. To claim the deduction for calendar year 2025, the filing period with your tax assessor was October 1-December 31, 2024. However, many local tax offices will accept applications in 2025.*

## II. How To Qualify? (Eligibility requirements for filing for a 2024 credit)

### A. Residency and Ownership

- You must be living in the property as your principal residence on October 1, 2024
- You must be a legal resident of New Jersey since October 1, 2023

### B. Age/Disability

You or your spouse must be:

- 65 or older as of December 31, 2024

**OR**

- were permanently & totally disabled & unable to be gainfully employed as of December 31, 2023

**OR**

- You were a surviving spouse as of October 1, 2024 and have not remarried AND were 55 or more as of December 31, 2024 and at the time of your spouse's death, your spouse was receiving this deduction

### C. Income Requirements

- Your annual income for 2025 will not exceed \$10,000

*The same limit applies to single people and married couples.*

*Income for the purpose of the Deduction excludes ONE of the following three categories: Social Security Benefits **OR** Federal Government Retirement/Disability Pension including Federal Railroad Retirement Benefits **OR** State, County, Municipal Government and their political subdivisions and agencies Retirement/Disability Pension.*

## III. How To Apply?

**If you are filing for the first time:**

- Complete a Form PTD
- If you are filing as a disabled person, attach Physician's or Social Security Disability or NJ Commission for Blind certificate

By March 1 of the tax year after you receive the deduction, you **must** File Form PD5, the Annual Post Tax Year Income Statement. *Form PD5 confirms your income for the year of the deduction AND reaffirms your eligibility from the initial PTD form.*

*Form PTD must be submitted to your local municipal tax assessor for approval.*

*Form PD5 will be mailed to you before the due date.*

## IV. Deadlines and Help

- **If you meet the above qualifications, file at your local municipal tax office**
- Form PTD is available from your local municipal tax assessor or online at:  
[www.state.nj.us/treasury/taxation/pdf/other\\_forms/lpt/ptd.pdf](http://www.state.nj.us/treasury/taxation/pdf/other_forms/lpt/ptd.pdf)
- After the first year you receive the credit, a Form PD5 will be mailed to you by your local tax collector. You must complete it and return it to the Municipal Tax Office by March 1.
- All questions should be directed to your local municipal tax office

# NJ STATE INCOME TAX RELIEF: PROPERTY TAX DEDUCTION

## I. What Can You Get?

A deduction in your taxable income (which means you will pay less in income taxes)  
OR a tax credit

### For 2024

**Homeowners:** Deduction of property taxes paid or \$15,000, whichever is less

**Tenants:** Deduction of 18% of rent paid during the year

### OR

A tax credit of \$50

## II. How To Qualify? (*Eligibility requirements when filing your NJ State Income Tax*)

### A. Residency and Ownership:

- You lived in NJ as a homeowner or tenant during the tax year

### B. Payment of property taxes:

- Your home was subject to property taxes, that were paid either as actual property taxes or through rent
- You can only deduct the amount you have paid in property taxes, up to \$15,000

### C. No Age Requirements

### D. Income Requirements:

- Your gross income is more than \$20,000 (\$10,000 if filing status is single or married/CU partner, filing separate return)
- Residents with gross income of less **may** be eligible for the property tax credit. To claim the credit you may have to file a separate form, NJ-1040-HW.

## III. How To Apply?

### **New Jersey Resident Return NJ-1040**

- If you meet the eligibility requirements, you can take either a Property Tax Deduction or a Property Tax Credit BUT NOT BOTH
- Complete Worksheet H to see if a credit or deduction is best for you

*There are no income limits on this Property Tax Relief Program.*

*High income taxpayers will get more NJ Property Tax Relief than lower income taxpayers.*

## IV. Deadlines and Help

- **The Due Date for the 2024 NJ-1040 is April 15, 2025**
- Amendments can be made to correct prior filings
- Extensions can be filed
- More information is available on the New Jersey Division of Taxation website at: [nj.gov/treasury/taxation/](http://nj.gov/treasury/taxation/) or by calling: 609-292-6400.
- Specific questions relating to your personal filing should be directed to your tax preparer

# STAY NJ

## I. What Can You Get?

- 50% of your annual property tax bill with a maximum amount to be credited/paid of \$6,500
- Stay NJ Benefits cannot be more than half of the amount you paid in property taxes
- Stay NJ Benefits are then reduced by what you will receive in Senior Freeze and Anchor rebates.
- Based on the information you provide, the State will “determine the benefits you are eligible to receive and issue payments accordingly.”
- Credit/payment for the Stay NJ Program is subject to funding approval in the FY 2026 State Budget.

## II. How To Qualify?

- To qualify for 2026 Stay NJ, the Revised Statute has requirements of 65, an income of less than \$500,000, and residency, all relating back to 2024
- Income for the purpose of the Stay NJ calculation includes items such as social security, pensions and 401k/IRA withdrawals

## III. How To Apply?

On January 29, 2025, the State unveiled a new Property Tax Relief application, called PAS-I, which combines Senior Freeze, Stay NJ, and Anchor. The new application which was supposed to go out to seniors in February 2025, is now scheduled to be mailed out in mid-March. The current PAS-I Form for seniors is available on the State of NJ Division of Taxation website. If you have ID.me you may be able to file online.

## IV. Deadlines and Help

- **Filing deadline for the 2026 Stay NJ is October 31, 2025.**
- The current PAS-I Form for seniors is available on the State of NJ Division of Taxation website at: [www.nj.gov/treasury/taxation/propertytaxrelief/forms.shtml](http://www.nj.gov/treasury/taxation/propertytaxrelief/forms.shtml)
- To file the PAS-I online go to: [www.propertytaxrelief.nj.gov](http://www.propertytaxrelief.nj.gov)
- For the most up-to-date information about Stay NJ call 1-888-238-1233 or go to [nj.gov/treasury/taxation/staynj/index.shtml](http://nj.gov/treasury/taxation/staynj/index.shtml)