



2226 Morris Avenue
Union, NJ 07083
Tel: 908-964-7555
Fax: 908-686-0509

NJ Property Tax Relief Programs

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By Peter Humphreys and Ellen Steinberg

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

1. **Senior Freeze** *(for homeowners)*
2. **Anchor Program** *(for homeowners & renters)* *(formerly Homestead Benefit)*
3. **Stay NJ** *(for homeowners)*
4. **NJ Income Tax Relief: Property Tax Deduction** *(for homeowners & renters)*
5. **Annual Senior Citizens Property Tax Deduction** *(for homeowners)*
6. **Veterans Property Tax Relief Program** *(for homeowners)*

The eligibility requirements for all of these programs vary by age, residency, and income. Up until 2025, each program also had a separate application.

Last year the State unveiled a new Property Tax Relief application, called **PAS-I**, which combines **Senior Freeze, Anchor, and Stay NJ**. This year's application is similar and again comes in a blue booklet with instructions. **If you are over 65 and are seeking property tax relief under any or all of these three programs, you MUST file the 2025 Form PAS-I by November 2, 2026.** (Anchor applications for non-seniors will go out separately later in 2026.)

The 2025 Form PAS-1 includes 2025 Senior Freeze, 2025 Anchor and 2027 Stay NJ, which are all subject to approval in the FY2027 NJ State Budget due by June 30, 2026. If approved, Senior Freeze payments are scheduled to begin going out in July 2026, Anchor in the fall of 2026, and a one quarter payment of Stay NJ in February 2027 and a second quarter payment of Stay NJ in May 2027. **Stay NJ benefits will be reduced by what you receive in Senior Freeze and Anchor.**

Although the funding for Senior Freeze, Anchor and Stay NJ has not yet been approved in the new NJ State Budget, we have included an outline for these programs based on the current budget proposal.

The 2025 Form PAS-I is available on the State of NJ Division of Taxation website at: 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." You may also file online. To file online you will first need to have an ID.me account.

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 2025 reimbursement)

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

- Must have paid full amount of 2024 AND 2025 property taxes

B. **Residency and Ownership**

- You owned and lived in your home since December 31, 2022
- You still owned and lived in that home on December 31, 2025

C. **Age/Disability**

You OR your spouse must be:

- 65 or older as of December 31, 2025

OR

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

D. **Income Requirements**

- Your income in 2024 must be less than \$168,288
- Your income in 2025 must be less than \$172,475
- *The same limit applies to single people and married couples. There is a new definition of income which you will need to calculate using the instructions in the 2025 Form PAS-1 Blue Booklet. It includes items such as social security, pensions, 401k/IRA withdrawals and certain non-taxable income.*

III. How To Apply?

Senior Freeze is included in the property tax relief application called PAS-I. The 2025 Form PAS-I is for those over 65 (or Social Security Disability Recipients) and incorporates the 2025 Senior Freeze, 2025 Anchor, and 2027 Stay NJ. This is a data collection form only. You will be mailed information later in the year by the State telling you how much property tax relief you will receive, subject to FY2027 NJ State Budget approval.

If you already receive Senior Freeze, Line 14 of the PAS-I Form will be preprinted with your BASE year. If not, you must enter the amount of your 2024 property taxes billed. You will no longer need to have your annual property tax payments certified by your local tax office.

If you are over 65 you must file the 2025 Form PAS-I in order to receive property tax relief under 2025 Senior Freeze, 2025 Anchor and 2027 Stay NJ.

If you file by mail, you will receive a check. To be able to receive benefits via direct deposit, you have to file online, but must first get ID.me.

IV. Deadlines and Help

- **The deadline to file is November 2, 2026.**
- 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
- For more information or to file the PAS-I online go to: www.propertytaxrelief.nj.gov
- The NJ State Hotline number is 1-888-238-1233

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 Renters only who are over 65*

*In the proposed FY2027 budget, Homeowners over 65 would no longer receive the extra \$250

II How To Qualify?

HOMEOWNERS

A. Eligibility Requirements

- Owned and occupied a home in NJ that was your principal residence on October 1, 2025
- Gross income less than \$250,000 (Line 29 NJ-1040)
- The same limits apply to single people and married couples.

B. Amount of Benefits

\$1,500 If your 2025 gross income was \$150,000 or less

\$1,000 If your 2025 gross income was more than \$150,000 but less than \$250,000

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, 2025
- 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 2025 income was \$150,000 or less

PLUS: There may be an additional \$250 for those over 65 as of December 31, 2025

III. How To Apply?

Anchor for those over 65 (or Social Security Disability Recipients) is included in the property tax relief application called PAS-I. In addition to the 2025 Anchor, the 2025 Form PAS-I also covers applicants for 2025 Senior Freeze and 2027 Stay NJ. The 2025 Form PAS-I is a data collection form only. You will be mailed information later in the year by the State telling you how much property tax relief you will receive, subject to FY2027 NJ State Budget approval.

If you received Anchor in the past and are over 65 you must still file the 2025 Form PAS-I in order to receive it. You will not automatically receive an Anchor rebate as you did in the past. (Non-seniors will receive a separate application for Anchor later in the year.)

If you file by mail, you will receive a check. To be able to receive benefits via direct deposit, you have to file online, but must first get ID.me.

IV. Deadlines and Help

- **Filing deadline is November 2, 2026**
- 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
- For more information or to file the PAS-I online go to: www.propertytaxrelief.nj.gov
- The NJ State Hotline number is 1-888-238-1233

STAY NJ

I. What Can You Get?

- 50% of your annual property tax bill with a maximum amount to be credited/paid of \$4,000 (This is the amount proposed in the FY2027 budget. Last year the maximum amount was \$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 2027 State Budget.

II. How To Qualify?

- To qualify for 2027 Stay NJ, the Revised Statute has requirements of 65, an income of less than \$250,000 (Last year’s income cap was \$500,000), and residency, all relating back to 2025.
- Income for the purpose of the Stay NJ calculation includes items such as social security, pensions, 401k/IRA withdrawals and certain non-taxable income.

III. How To Apply?

Stay NJ is included in the new property tax relief application called PAS-1. The 2025 Form PAS-1 is for those over 65 (or Social Security Disability Recipients) and incorporates the 2027 Stay NJ, 2025 Senior Freeze and the 2025 Anchor .This is a data collection form only. You will be mailed information later in the year by the State telling you how much property tax relief you will receive, subject to FY2027 NJ State Budget approval.

If approved in the budget, a one quarter payment of Stay NJ is expected to be sent in February 2027 and a second quarter payment of Stay NJ will be sent in May 2027. Stay NJ benefits will be reduced by what you receive in Senior Freeze and Anchor.

The remaining half of the 2027 Stay NJ benefit would not be made unless and until the FY 2028 NJ State Budget is approved.

NOTE: For those getting 2026 Stay NJ benefits who already received a quarterly payment in February 2026, you can expect a second quarterly payment in May 2026. However, the quarterly payments for August 2026 and November 2026 must be approved in the new FY2027 budget. It is possible that the State Legislature could reduce these last two 2026 quarterly payments.

If you file by mail, you will receive a check. To be able to receive benefits via direct deposit, you have to file online, but must first get ID.me.

IV. Deadlines and Help

- **Filing deadline is November 2, 2026.**
- The current PAS-1 Form for seniors is available on the State of NJ Division of Taxation website at: www.nj.gov/treasury/taxation/propertytaxrelief/forms.shtml
- For more information or to file the PAS-1 online go to: www.propertytaxrelief.nj.gov
- The NJ State Hotline number is 1-888-238-1233

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 2025

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 who are on-filers and over 65 can file to receive the \$50 credit using 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 2025 NJ-1040 was April 15, 2026**
- 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/ or by calling: 609-292-6400.
- Specific questions relating to your personal filing should be directed to your tax preparer

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 a property tax deduction for calendar year 2026, the filing period with your local tax assessor was October 1-December 31, 2025. However, some local tax offices will accept late application during the calendar year 2026.

II. How To Qualify? (Eligibility requirements for filing for a 2026 credit)

A. Residency and Ownership

- You must be living in the property as your principal residence on October 1, 2025
- You must be a legal resident of New Jersey since October 1, 2024

B. Age/Disability

You or your spouse must be:

- 65 or older as of December 31, 2025

OR

- were permanently & totally disabled & unable to be gainfully employed as of December 31, 2025

OR

- You were a surviving spouse as of October 1, 2025 and have not remarried AND were 55 or more as of December 31, 2025 and at the time of your spouse's death, your spouse was receiving this deduction

C. Income Requirements

- Your annual income for 2026 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.

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
- 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

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 2026

- You must have been honorably discharged
- You own the property (in whole or part) for which the deduction is claimed on October 1, 2025
- You are a legal resident in New Jersey on October 1, 2025
- 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 October 1, 2025

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 2026, the filing period with your tax assessor was **October 1-December 31, 2025**. However, many local tax offices will accept applications in 2026.

Form VSS is available at your local municipal tax office or online: state.nj.us/treasury/taxation

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