



2025 New Jersey Property Tax Relief Programs

ANCHOR is for ALL Homeowners and Renters

Stay NJ and Senior Freeze is for Senior Homeowners and Renters 65 years of age or older

- **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.

When You Need Information

By Phone:

Property Tax Relief Hotline: **1 (888) 238-1233**
Agents available 8:30 A.M. to 5:30 P.M.

Automated Tax Information System: **1 (800) 323-4400** or **(609) 826-4400**.

Listen to record tax information on many topics. Order certain forms and publications through our automated message system.

In Person:

Visit a Regional Information System. Call the automated tax information system to get the address nearest to you.

Write to:

NJ Division of Taxation, PO Box 900, Trenton, NJ 08626-0255

Online:

Division of Taxation Website: propertytaxrelief.nj.gov

Email General State Tax questions: nj.taxation@treas.nj.gov

Website: nj.gov/treasury/taxation/relief.shtml

SENIOR FREEZE



The Senior Freeze Program reimburses eligible senior citizens (65 or older on December 31, 2023) or disabled persons for property tax or mobile home park site fee increases on their principal residence (main home). To qualify, you must meet all the eligibility requirements for each year from the base year through the application year.

-Income Limits:

Your total annual income was:

2023 - \$163,050 or less; and

2024 - \$168,268 or less

-Filing Deadline:

The deadline for the 2024 application is October 31, 2025.



Affordable New Jersey Communities for all Homeowners and Renters (ANCHOR)

This program offers property tax relief to New Jersey residents who own or rent property in New Jersey as their main home and meet certain income limits. This year's ANCHOR benefit is based on residency, income, and age from 2024.

STAY NJ



Property Tax Relief for Senior Citizens
- Filing Deadline: October 31, 2025

The Stay NJ program offers property tax benefits to eligible homeowners aged 65 and older. It reimburses applicants for 50% of their property tax bills, up to a maximum of \$13,000, with a 2024 benefit cap of \$6,500.

You can apply for Stay NJ here:
nj.gov/treasury/taxation/staynj