

Property Tax Relief Program Announcement-

September 23rd the New Jersey Division of Taxation will begin mailing applications for the ANCHOR Program. This is the program replacing the Homestead Benefit Program. The application deadline for the ANCHOR program is **Friday, December 30, 2022**. The application process will be similar to the process that was used for the Homestead Benefit where you are encouraged to file online or by phone, but some will have to file paper applications. If you previously received the Homestead Benefit and you requested that future applications, be emailed to you, that directive will be followed, and you will receive your ANCHOR application via email.

This program is available to HOMEOWNERS and TENANTS and with a higher income threshold than the Homestead Benefit so please be on the lookout for your application. The tenant applications can not be filed over the phone, so they must be done online or by completing a paper application. The Division of Taxation asks that you wait at least two weeks to call about a missing application, but all questions can be directed to 1-888-238-1233. For more information, including the eligibility requirements (also listed below) please visit <https://www.nj.gov/treasury/taxation/anchor/index.shtml> .

To be eligible, homeowners must have:

Been a New Jersey resident; and

- Owned and occupied a home in New Jersey that was their principal residence (main home) on

October 1, 2019; and

- Paid the 2019 property taxes on their main home; and
- Had 2019 New Jersey gross income of not more than \$250,000.

To be eligible, tenants must have:

- Been a New Jersey resident; and
- Rented and occupied an apartment or residence in New Jersey that was their principal residence (main home) on October 1, 2019; and
- Lived in a unit with its own separate kitchen and bath facilities (if the building had more than one dwelling unit); and
- Paid rent on their main home, which was subject to local property taxes; and
- Had 2019 New Jersey gross income of not more than \$150,000.

Applicants will choose to receive their benefits either as a check or direct deposit.

Also please also be aware that you can still file for the 2021 Senior Freeze (Property Tax Reimbursement) as that deadline is **October 31, 2022**. More information on this program can be found <https://www.nj.gov/treasury/taxation/ptr/index.shtml> . This program is eligible to those who were 65 or older on December 31, 2020 or receiving federal Social Security disability payments (not on behalf of someone else) on or before December 31, 2020.