

Property Tax Relief

2025 PAS 1 Application

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PAS-1 Application

- Now in its second year, the PAS-1 replaces the applications for **ANCHOR** and the **Property Tax Reimbursement Program (Senior Freeze)** and **Stay NJ** Program
- One application for the three property tax relief programs.
- All Property Tax Relief payments are subject to the State Budget
- Filing Deadline : **November 2, 2026**

Who should use the PAS-1 application?

- People who are age **65** or over in 2025 or
- People who are under age 65 and received **Social Security Disability Benefits during 2025** and who are
- Renters, homeowners, or mobile homeowners

Note: NJ homeowners and renters under 65 and not collecting Social Security Disability Benefits will have the opportunity to file for ANCHOR in the summer of 2026.

ANCHOR (PAS-1)

Eligibility:

- **NJ Resident**
- **Owned or rented and occupied a home in NJ that was your principal residence on October 1, 2025**
- **Your home (apartment building) was subject to property taxes**
- **Income for an individual or a couple not greater than \$250,000 for a homeowner/\$150,000 for a renter**

ANCHOR (PAS-1)

- **Eligibility: Renter**
- Age 65 or over in 2025 or collecting Social Security Disability Benefits
- Resident of NJ, rented and occupied your home as of October 1, 2025 and your name was on the lease or rental agreement and you paid rent. The rental property must be subject to local property tax.
- Your NJ gross income was not more than \$150,000

PTR- Senior Freeze (PAS-1)

- **Age 65 or older on December 31, 2025** or collecting Social Security Disability Benefits during 2025.
- Homeowners or mobile homeowners must have owned and lived in your home since December 31, 2022 or earlier and still owned and lived in that home on December 31, 2025.
- Property must be subject to property taxes
- Your **total annual income** (combined if you were married or in a civil union and lived in the same home) was:

2024 — \$168,268 or less

2025 — \$172,475 or less

PTR - Senior Freeze (PAS-1)

If you have received a Senior Freeze payment in prior years, your base year property tax should be pre-printed on the application the state sends you. **Line 14.**

PTR – Senior Freeze (PAS-1)

You are not eligible for a reimbursement on a vacation home or second home, property that you rent to someone else, property that consists of more than four units; or property with four units or less that contains more than one commercial unit.

You also are not eligible for a reimbursement if you:

- Are completely exempt from paying property taxes on your home; or
- Made P.I.L.O.T. (Payments-in-Lieu-of-Tax) payments to your municipality. These payments are not considered property taxes for purposes of the Senior Freeze program.

PTR – Senior Freeze (PAS-1)

- **Life Estate (Life Tenancy).** You are considered the owner of the property if you have life estate rights or hold a lease for 99 years or more. You must include with your application a copy of an official document (e.g., deed, lease) establishing your right to occupy the property.

Stay NJ (PAS-1)

- 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 with a 2025 maximum benefit cap of \$6,500.
- To qualify, you must be a New Jersey resident and have owned and lived in your New Jersey home for the full 12 months of 2025 and have an **income below \$500,000**.
- **Renters and mobile homeowners are not eligible.**

Stay NJ (PAS-1)

Stay NJ benefits are calculated after **ANCHOR** and **Senior Freeze** benefits are determined. If you qualify for all three programs, the Stay NJ benefit will be 50% of your property taxes (up to \$13,000) minus any payments received through ANCHOR and Senior Freeze.

2025 maximum benefit cap is \$6,500.

EXAMPLE 1

Mr. and Mrs. Smith pay \$13,000 in property taxes on their home in Allendale. They are eligible for ANCHOR, Senior Freeze, and Stay NJ.

They receive

\$1500 from the Senior Freeze

\$1800 from ANCHOR

\$3,200 from Stay NJ

Total \$6,500

Example 2

Mrs. Jones pays \$8,600 in property taxes on her Waldwick home.

She receives

\$2,500 from the Senior Freeze

\$1,800 from ANCHOR

\$0 from Stay NJ

Total \$4,300 (50% of the property tax)

PAS-1 Payments

Paid by check if filing a paper application. Direct deposit option if filing online.

In the fall of 2026, the state Division of Taxation will send a letter to PAS-1 filers explaining the Senior Freeze, ANCHOR, and Stay NJ benefit amounts calculated for each applicant.

Payments should be made on the following timeline

- **Senior Freeze:** for applications filed before May 1 – payments will start by July 15, 2026
- **ANCHOR** payments starting in September 2026 and continuing into the fall.
- **Stay NJ** – Payments will be made quarterly beginning in 2026 for those who filed a PAS - 1 and eligible for Stay NJ. They will receive payments scheduled for February, May, August, and November. February and May payments are subject to the Fiscal Year 2026 State Budget, and August and November payments are subject to the Fiscal Year 2027 State Budget.

PAS-1 Payments

Eligibility requirements, including income limits, and benefits available for all
Property Tax Relief programs are subject to change by the State Budget.

Confused?????

Not to worry. Complete the PAS-1 application and let the state determine your eligibility.

Possible changes for the 2026 Property Tax Relief Program

Governor Sherrill has proposed changes to StayNJ as follows:

Income max reduced from \$500,000 to \$250,000

Property tax relief maximum reduced to \$4,000 down from \$6,500

Now the Legislature has to review and determine if changes will be made as they deliberate over the 2027 (July 1, 2026 – June 30, 2027) state budget

Questions?

