

Apply for NJ ANCHOR Tax Relief

News Release Date

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NJ's new **ANCHOR program** replaces the Homestead Rebate for NJ residents who owned or rented their principal residence on October 1, 2019, and meet the new expanded eligibility. Don't miss out on this tax savings program! It is not automatic. The deadline for filing an ANCHOR application is Friday, ~~December 30, 2022, extended to Tuesday, January 31,~~

2023, extended to Tuesday, February 28, 2023.

The 2019 ANCHOR (Affordable New Jersey Communities for Homeowners and Renters) property tax relief program expands the amount of property tax relief while also boosting eligibility to twice as many homeowners and once again includes tenants.

Informational mailers to tenants and homeowners should have been received in September (see eligibility below and what to do if you did not receive a mailer).

This program is administered by the State of New Jersey and phone numbers are below. Please note that Montgomery Township does not administer this program.

The NJ Division of Taxation emailed 2019 ANCHOR program filing information to homeowners who had requested their 2019 application be sent through email when they filed their 2018 Homestead Benefit application. The emails were sent in September.

- **Eligible homeowners** are encouraged to file applications [online](#) or by phone. You will need your ID & Pin from the mailer or by look-up. If you did not receive a 2019 ANCHOR mailer and you owned a residence in New Jersey on October 1, 2019, that was your main home, call 1-888-238-1233, Monday through Friday, except State holidays, for help. If you filed a 2018 Homestead Benefit application and you are eligible for the same property, look up your [ID and PIN](#).
- **Eligible tenants** can file electronically [online](#) or by completing a paper application. The state encourages online filing - tenants have no phone filing option. A paper application is not necessary. However, a paper application is available for those [who prefer this option](#).

The [online application](#), filing instructions, and paper applications can be accessed. The automated telephone filing system will be available 24 hours a day, seven days a week during the filing period at 1 (877) 658-2972. Those needing assistance may call the **ANCHOR Benefit Hotline (1-888-238-1233)**.

ELIGIBILITY

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 a 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 a 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.

Contact information:

- [General online information](#)
- Homeowners file applications by phone: 1 (877) 658-2972
- [Homeowners file applications online](#)
- [Tenants file online](#)
- To ask questions: 1 (888) 238-1233
- In-person assistance at Taxation Regional Information Centers. For faster service, [we strongly recommend making an appointment](#)

Text Telephone Service (TTY/TDD) for hearing-impaired users: 1 (800) 286-6613 or (609) 984-7300.

Taxation [nj.anchor \[at\] treas.nj.gov](mailto:nj.anchor@treas.nj.gov) (email address) for ANCHOR

Taxation [email](#) for general tax questions

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