



September 12, 2022

Dear Tax Collector:

New Jersey residents soon will receive filing information mailers for the 2019 ANCHOR – Affordable New Jersey Communities for Homeowners and Renters – property tax relief program. The ANCHOR program replaces the Homestead Benefit program and expands the amount of property tax relief while also boosting eligibility to twice as many homeowners and including tenants, once again. The deadline for filing an ANCHOR application is **Friday, December 30, 2022**.

We will begin sending mailers to tenants and homeowners by county on the following dates:

**Counties**

Burlington, Mercer, Hunterdon  
Essex, Atlantic  
Bergen, Warren  
Salem, Ocean, Sussex  
Gloucester, Hudson, Cumberland  
Monmouth, Somerset  
Union, Passaic  
Middlesex, Cape May  
Camden, Morris

**Delivery**

September 12  
September 14  
September 16  
September 19  
September 21  
September 23  
September 26  
September 28  
September 30

Please do not call about a missing mailer until at least **two weeks after** the expected delivery date for a county.

The Division will email 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 are issued following the mailing schedule above.

Eligible homeowners are encouraged to file applications online or by phone. However, some homeowners will be required to file a paper application. All eligible tenants can file online or by completing a paper application. However, we encourage online filing and tenants have no phone option.

The online application, filing instructions, and paper applications can be accessed at [nj.gov/taxation](http://nj.gov/taxation). 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.

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.

If you have any questions about the ANCHOR or Senior Freeze programs, please call us at (609) 633-8433, or email us at [nj.propertytaxrelief@treas.nj.gov](mailto:nj.propertytaxrelief@treas.nj.gov).

**Please do not provide the phone number or email address above to the public. You can provide members of the public with the following contact information:**

- General online information: [nj.gov/treasury/taxation/anchor/index.shtml](http://nj.gov/treasury/taxation/anchor/index.shtml)
- Homeowners file applications by phone: 1 (877) 658-2972
- Homeowners file applications online: [nj.gov/treasury/taxation/anchor/home-file.shtml](http://nj.gov/treasury/taxation/anchor/home-file.shtml)
- Tenants file online: [nj.gov/treasury/taxation/anchor/tenant.shtml](http://nj.gov/treasury/taxation/anchor/tenant.shtml)
- To ask questions: 1 (888) 238-1233
- In-person assistance at Taxation Regional Information Centers. For faster service, we strongly recommend making an appointment: [nj.gov/treasury/taxation/contact.shtml](http://nj.gov/treasury/taxation/contact.shtml)

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

Taxation email address for ANCHOR: [NJ.Anchor@treas.nj.gov](mailto:NJ.Anchor@treas.nj.gov).

Taxation email for general tax questions: [nj.taxation@treas.nj.gov](mailto:nj.taxation@treas.nj.gov).

Sincerely,

John J. Ficara  
Acting Director  
Division of Taxation