



Treasury Explains: **ANCHOR**

What is ANCHOR?

The Affordable New Jersey Communities for Homeowners and Renters (ANCHOR) 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.

Eligible homeowners and renters can receive up to \$1,500 in property tax relief.

ANCHOR benefit is based on residency, income, and age from application year.

New Jersey residents under 65 and not collecting Social Security Disability or Railroad Retirement Disability benefits must file ANC-1 for ANCHOR only.

Who Qualifies for ANCHOR?

Homeowners:

New Jersey homeowners whose gross income does not exceed \$250,000.

Renters:

New Jersey renters whose gross income does not exceed \$150,000.

You are considered a homeowner for ANCHOR purposes if:

- You are a resident living in a continuing care retirement community.
- You are a resident shareholder of a cooperative housing complex and paid property taxes on the unit.
- You owned a condominium and paid property taxes on the unit.
- Your home must be subject to property taxes.

How to Check your ANCHOR Status:

1. Go to the Online Property Tax Relief Benefit Status page. propertytaxreliefstatus.nj.gov
2. Type your Social Security number (SSN) or ITIN.
3. Type in your property ZIP code.
4. View your current filing status or payment date.

Resources:

Application: propertytaxreliefapp.nj.gov

Website: propertytaxrelief.nj.gov

Contact Information:

Phone Number: 1-888-238-1233

Email: nj.anchor@treas.nj.gov



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IMPORTANT ANCHOR FILING DATES FOR TAX YEAR 2025

September 15, 2026:

Individuals who filed a PAS-1 begin receiving ANCHOR payments via direct deposit or check. This is also the deadline for those that received a confirmation letter to update banking information if necessary.

October 1, 2026:

Autofiled ANCHOR applicants will begin receiving their payments on a rolling basis.

November 2, 2026:

Deadline to file the 2025 Application for Property Tax Relief (ANC-1/PAS-1).

ANCHOR BENEFITS ARE DISTRIBUTED ON A ROLLING BASIS