NJ DEPARTMENT OF THE
TREASURY

Treasury Explains: Stay NJ

What is Stay NJ?

Stay NJ is a New Jersey state property tax relief program that reimburses eligible senior homeowners for 50% of their property tax bills of up to $13,000, with a maximum payout of $6,500.

There is a tiered system based on annual income; which determines if you can recieve up to $4,000, up to $5,000, or up to $6,500 based on both income and your property tax bill.

The program aims to help senior residents afford high local taxes so they can remain in their New Jersey homes instead of moving out of state.

Who Qualifies for Stay NJ?

You (or your spouse) must be age 65 or older during the applicable tax year.

You must be a New Jersey resident who owned and lived in your home as your primary principal residence for the full 12 months of the qualifying tax year.

Your home must be subject to local property taxes or Payments-in-Lieu-of-Taxes (P.I.L.O.T.). Note: Mobile homeowners are not eligible.

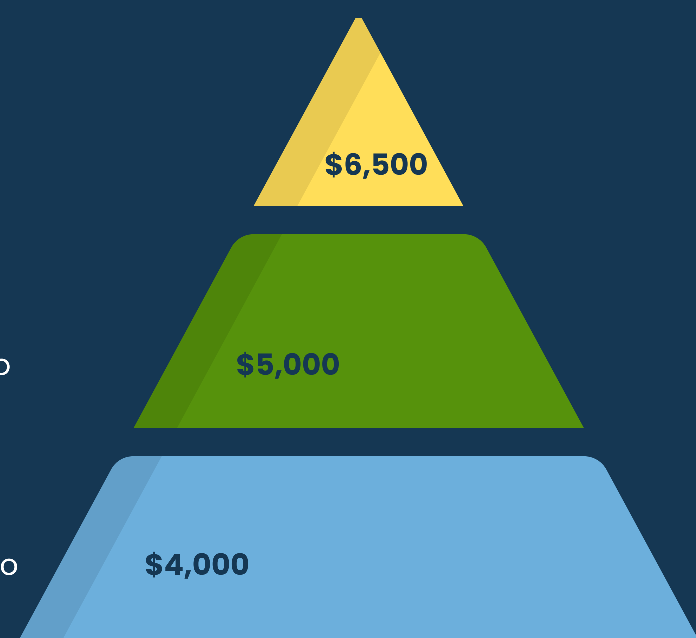
The income threshold is $200,000 due to the FY 2027 Appropriations Act, signed on June 30, 2026.

Annual Income Tiers

$100,000 or less: Maximum annual benefit up to

$100,001 to $150,000: Maximum annual benefit up to

$150,001 to $200,000: Maximum annual benefit up to



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2027 STAY NJ PAYMENT SCHEDULE

QUARTERLY INSTALLMENTS

- February 2027
- May 2027
- August 2027
- November 2027

How to File:

You can file for Stay NJ by completing the combined property tax relief application (PAS-1) online or by paper.

This singular application will determine if you are eligible for Stay NJ, and the two other New Jersey property tax relief programs: ANCHOR and Senior Freeze.

THE DEADLINE FOR THE 2025 PAS-1 APPLICATION IS

NOVEMBER 2, 2026

Resources:

Application: propertytaxreliefapp.nj.gov
Website: propertytaxrelief.nj.gov

Contact Information:
Phone Number: 1-888-238-1233
Email: nj.anchor@treas.nj.gov