

[First Reprint]

**ASSEMBLY, No. 4706**

**STATE OF NEW JERSEY**

**221st LEGISLATURE**

INTRODUCED JUNE 26, 2024

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**Senator SHIRLEY K. TURNER**

**District 15 (Hunterdon and Mercer)**

**Co-Sponsored by:**

**Assemblywomen Reynolds-Jackson, Murphy, Assemblyman Miller,  
Assemblywoman Lampitt and Senator Diegnan**

**SYNOPSIS**

Revises statutes implementing certain property tax relief programs pursuant to recommendations promulgated by Stay NJ Task Force.

**CURRENT VERSION OF TEXT**

As reported by the Senate Budget and Appropriations Committee on October 7, 2024, with amendments.

**(Sponsorship Updated As Of: 10/28/2024)**

1 AN ACT concerning the Stay NJ property tax benefit program and  
2 amending and supplementing various parts of the statutory law.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:

6

7 1. Section 2 of P.L.2023, c.75 (C.54:4-8.75b) is amended to read  
8 as follows:

9 2. As used in this act:

10 “ANCHOR” means the Affordable New Jersey Communities for  
11 Homeowners and Renters Property Tax Relief Program.

12 "Condominium" means the form of real property ownership  
13 provided for under the "Condominium Act," P.L.1969, c.257  
14 (C.46:8B-1 et seq.).

15 "Cooperative" means a housing corporation or association which  
16 entitles the holder of a share or membership interest thereof to possess  
17 and occupy for dwelling purposes a house, apartment or other unit of  
18 housing owned or leased by the corporation or association, or to lease  
19 or purchase a unit of housing constructed or to be constructed by the  
20 corporation or association.

21 "Director" means the Director of the Division of Taxation in the  
22 Department of the Treasury.

23 "Dwelling house" means any residential property assessed as real  
24 property which consists of not more than four units, of which not more  
25 than one may be used for commercial purposes, but shall not include a  
26 unit in a condominium, cooperative, horizontal property regime or  
27 mutual housing corporation.

28 "Eligible claimant" means <sup>1</sup>**[an individual]** a State resident<sup>1</sup> who  
29 is 65 or more years of age on or before December 31, 2024 or who is  
30 65 or more years of age on or before December 31 of any subsequent  
31 benefit year, who is the owner for at least one full tax year of a  
32 homestead in this State on or after [July 1, 2024] December 31, 2023  
33 and any subsequent benefit year, and who has [gross] income for the  
34 prior tax year that is less than \$500,000.

35 **["Gross income" means all New Jersey gross income required to**  
36 **be reported pursuant to the "New Jersey Gross Income Tax Act,"**  
37 **N.J.S.54A:1-1 et seq., other than income excludable from the gross**  
38 **income tax return, but before reduction thereof by any applicable**  
39 **exemptions, deductions and credits, received during the taxable year**  
40 **by the owner or residential shareholder in, or lessee of, a homestead.]**

41 "Homestead" means:

42 a. a dwelling house and the land on which that dwelling house is  
43 located which constitutes the place of the eligible claimant's domicile  
44 and is owned and used by the eligible claimant as the eligible  
45 claimant's principal residence;

**EXPLANATION – Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted in the law.**

**Matter underlined thus is new matter.**

**Matter enclosed in superscript numerals has been adopted as follows:**

<sup>1</sup>**Senate SBA committee amendments adopted October 7, 2024.**

1       b. a condominium unit or a unit in a horizontal property regime or  
2 a continuing care retirement community which constitutes the place of  
3 the eligible claimant's domicile and is owned and used by the eligible  
4 claimant as the eligible claimant's principal residence. In addition to  
5 the generally accepted meaning of "owned" or "ownership," a  
6 homestead shall be deemed to be owned by a person if that person is a  
7 tenant for life or a tenant under a lease for 99 years or more, is entitled  
8 to and actually takes possession of the homestead under an executory  
9 contract for the sale thereof or under an agreement with a lending  
10 institution which holds title as security for a loan, or is a resident of a  
11 continuing care retirement community pursuant to a contract for  
12 continuing care for the life of that person which requires the resident to  
13 bear, separately from any other charges, the proportionate share of  
14 property taxes attributable to the unit that the resident occupies; or

15       c. a unit in a cooperative or mutual housing corporation which  
16 constitutes the place of domicile of a residential shareholder or lessee  
17 therein, or of a lessee or shareholder who is not a residential  
18 shareholder therein, which is used by the eligible claimant as the  
19 eligible claimant's principal residence; or a mutual housing  
20 corporation.

21       "Homestead property tax reimbursement" means the property tax  
22 benefit provided pursuant to P.L.1997, c.348 (C.54:4-8.67 et seq.).

23       "Horizontal property regime" means the form of real property  
24 ownership provided for under the "Horizontal Property Act,"  
25 P.L.1963, c.168 (C.46:8A-1 et seq.).

26       "Income" means all New Jersey gross income required to be  
27 reported pursuant to the "New Jersey Gross Income Tax Act,"  
28 N.J.S.54A:1-1 et seq., before the application of any authorized  
29 exclusion or deduction, except also including: interest income  
30 excluded from taxation pursuant to N.J.S.54A:6-14; pension and  
31 annuity income excluded from taxation pursuant to N.J.S.54A:6-10;  
32 income derived from distributions from or roll overs to a Roth IRA  
33 excluded from taxation pursuant to N.J.S.54A:6-28; other retirement  
34 income excluded from taxation pursuant to N.J.S.54A:6-15; and Social  
35 Security income excluded from taxation pursuant to N.J.S.54A:6-2, as  
36 self-reported by the homeowner.

37       "Mutual housing corporation" means a corporation not-for-profit,  
38 incorporated under the laws of this State on a mutual or cooperative  
39 basis within the scope of section 607 of the Lanham Act (National  
40 Defense Housing), Pub.L.849, (42 U.S.C. s.1521 et seq.), as amended,  
41 which acquired a National Defense Housing Project pursuant to that  
42 act.

43       "Principal residence" means a homestead actually and continually  
44 occupied by an eligible claimant as the eligible claimant's permanent  
45 residence, including a homestead on which an eligible claimant made  
46 one or more payments in lieu of taxes to the municipality in which the  
47 homestead is located, as distinguished from a vacation home, property

1 owned and rented or offered for rent by the eligible claimant, and other  
2 secondary real property holdings.

3 "Property tax" means the general property tax due and payable by  
4 the owner of a homestead, based on an assessment made by the  
5 municipality upon real property on an ad valorem basis on land and  
6 improvements, and shall include payments in lieu of taxes.

7 "State resident" or "resident" means an individual:

8 a. who is domiciled in this State, unless the individual maintains  
9 no permanent place of abode in this State, maintains a permanent place  
10 of abode elsewhere, and spends in the aggregate no more than 30 days  
11 of the tax year in this State; or

12 b. who is not domiciled in this State but maintains a permanent  
13 place of abode in this State and spends in the aggregate more than 183  
14 days of the tax year in this State, unless the individual is in the Armed  
15 Forces of the United States.

16 "Stay NJ property tax credit" means a property tax credit **[**in the  
17 amount of 50 percent of **]** applied to an eligible claimant's property tax  
18 bill in accordance with the provisions of the "Stay NJ Act," P.L.2023,  
19 c.75 (C.54:4-8.75a et al.).

20 "Task force" means the Stay NJ Task Force established pursuant to  
21 section 18 of P.L.2023, c.75 (C.54:4-8.75o).

22 "Tax year" or "taxable year" means the prior calendar year,  
23 January 1 through December 31, in which a homestead is assessed for  
24 property taxation and the property tax is levied thereon, and paid.

25 "Tax year quarter" means a three-month period of a tax year  
26 consisting of January 1 through March 31, April 1 through June 30,  
27 July 1 through September 30, and October 1 through December 31.

28 (cf: P.L.2023, c.75, s.2)

29

30 2. Section 3 of P.L.2023, c.75 (C.54:4-8.75c) is amended to read  
31 as follows:

32 3. a. (1) There is established the Stay NJ property tax credit  
33 program. The director shall administer the Stay NJ property tax credit  
34 that shall provide to an eligible claimant a property tax credit in the  
35 amount of 50 percent of the property tax **[paid for] billed to** the  
36 eligible claimant's principal residence in the prior tax year, **except that**  
37 the amount of the credit <sup>1</sup>, together with the combined amount of the  
38 ANCHOR rebate and the homestead property tax reimbursement  
39 received by the eligible claimant for the tax year,<sup>1</sup> shall not exceed the  
40 maximum amount allowable for the tax year pursuant to subsection c.  
41 of this section <sup>1</sup>, or the combined amount of the ANCHOR rebate and  
42 the homestead property tax reimbursement received by the eligible  
43 claimant for the tax year<sup>1</sup>.

44 (2) <sup>1</sup>Nothing in this section shall be deemed to limit the amount of  
45 the homestead property tax reimbursement or ANCHOR rebate that  
46 shall be paid to an eligible claimant for any tax year in which the  
47 combined value of the homestead property tax reimbursement and

1 ANCHOR rebate exceeds the amount of the maximum allowable Stay  
2 NJ property tax credit, as determined pursuant to subsection c. of this  
3 section.

4 (3)<sup>1</sup> A Stay NJ property tax credit for an eligible claimant who is a  
5 tenant shareholder in a cooperative, mutual housing organization, or  
6 continuing care retirement community shall be based on the eligible  
7 claimant's proportionate share of the property taxes assessed against  
8 that real property that are attributable to the eligible claimant's unit.  
9 Property tax credits shall be allowed pursuant to this section in relation  
10 to the property taxes **【paid】 billed** or allocable to an eligible claimant  
11 who has more than one homestead in a tax year, but the aggregate  
12 amount of the property taxes or property tax credits claimed shall not  
13 exceed the total proportionate amounts of property taxes assessed and  
14 levied against or allocable to each homestead for the proportion of the  
15 tax year quarter to which the taxpayer occupies it as the taxpayer's  
16 principle residence.

17 b. The amount of the Stay NJ property tax credit shall be  
18 calculated for each eligible claimant by the director, and shall be paid  
19 **【to the tax collector of the municipality in which the eligible**  
20 **claimant's homestead is located pursuant to】** in accordance with the  
21 provisions of **【subsection a. of】** section 5 of P.L.2023, c.75 (C.54:4-  
22 8.75e).

23 c. **【Notwithstanding the provisions of P.L.2023, c.75 (C.54:4-**  
24 **8.75a et al.) that require an annual property tax credit in the amount of**  
25 **50 percent of the property tax paid on an eligible claimant's**  
26 **homestead, the】** The maximum amount to be credited to an eligible  
27 claimant shall be \$6,500 **【in】** for tax year 2026 **【,** if there is no delay  
28 in implementation as may occur pursuant to section 19 of P.L.2023,  
29 c.75 (C.54:4-8.75p). For every tax year after the year in which the  
30 Stay NJ property tax credit program is first implemented,】 ; and for  
31 each tax year thereafter, the maximum amount to be credited to an  
32 eligible claimant shall be increased based on the annual percentage  
33 increase in the average residential property tax bill as shall be  
34 computed by the Director of the Division of Local Government  
35 Services in the Department of Community Affairs.

36 **【An】** d. Except as otherwise provided in subsection a. of section  
37 5 of P.L.2023, c.75 (C.54:4-8.75e), an eligible claimant shall be  
38 entitled to a Stay NJ property tax credit annually, on proper claim  
39 being made therefor to the director. Notwithstanding any provision of  
40 P.L.2023, c.75 (C.54:4-8.75a et al.) to the contrary, the amount of  
41 property taxes used to determine the amount of the Stay NJ property  
42 tax credit shall not be reduced by the amount of the deductions taken  
43 by an eligible claimant pursuant to P.L.1963, c.171 (C.54:4-8.10 to  
44 54:4-8.23) and P.L.1964, c.255 (C.54:4-8.40 to 54:4-8.45 et al.). The  
45 surviving spouse of a deceased resident of this State who during his or  
46 her life received a Stay NJ property tax credit shall be entitled, so long  
47 as the surviving spouse does not remarry, remains a resident in the

1 same homestead with respect to which the Stay NJ property tax credit  
2 was granted, and is an eligible claimant, to the same Stay NJ property  
3 tax credit, upon the same conditions, with respect to the same  
4 homestead.

5 (cf: P.L.2023, c.75, s.3)

6

7 3. Section 4 of P.L.2023, c.75 (C.54:4-8.75d) is amended to read  
8 as follows:

9 4. a. Not later than **【July】** February 1, 2025, **【if there is no delay**  
10 **in implementation as may occur pursuant to section 19 of P.L.2023,**  
11 **c.75 (C.54:4-8.75p),】** the director shall promulgate a combined single  
12 application form consistent with the requirements of section 6 of  
13 P.L.2023, c.75 (C.54:4-8.75f) and the recommendations of the Stay NJ  
14 Task Force established pursuant to section 18 of P.L.2023, c.75  
15 (C.54:4-8.75o) **【,】** that shall be available on and after that date to be  
16 used by State residents to apply for the Stay NJ property tax credit, the  
17 ANCHOR property tax rebate, and the homestead property tax  
18 reimbursement program. Applications shall be accepted by the  
19 Director of the Division of Taxation from February 1 through October  
20 31 of each year. State residents seeking property tax benefits under  
21 those programs shall complete the entire application and file it with the  
22 director. The director shall determine **【which property tax benefit**  
23 **program or programs provide the greatest benefit for the applicant】** the  
24 amount of the Stay NJ property tax credit, ANCHOR rebate, and  
25 homestead property tax reimbursement, as applicable, provided to each  
26 applicant pursuant to the requirements of subsection b. of this section.

27 b. **【Notwithstanding any provision of law, rule, or regulation to**  
28 **the contrary, an applicant shall only be entitled to the greater of:**

29 (1) the amount of the Stay NJ property tax credit; or

30 (2) the combined amount of the ANCHOR property tax rebate and  
31 the homestead property tax reimbursement.**】** The director shall  
32 calculate the amount of each property tax benefit provided to an  
33 eligible claimant for each tax year in the following manner:

34 (1) if the eligible claimant qualifies for an ANCHOR rebate, the  
35 director shall first determine the amount of the eligible claimant's  
36 ANCHOR rebate for the tax year, the full amount of which shall be  
37 paid to the eligible claimant;

38 (2) if the eligible claimant qualifies for a homestead property tax  
39 reimbursement, the director shall next determine the amount of the  
40 eligible claimant's homestead property tax reimbursement for the tax  
41 year, the full amount of which shall be paid to the eligible claimant;

42 (3) if the eligible claimant qualifies for a Stay NJ property tax  
43 credit, the director shall then determine the amount of the eligible  
44 claimant's Stay NJ property tax credit for the tax year, of which the  
45 eligible claimant shall be paid an amount equal to 50 percent of the  
46 property taxes billed to the eligible claimant, up to the maximum  
47 amount permitted under section 3 of P.L.2023, c.75 (C.54:4-8.75c),

1 less the amounts paid to the eligible claimant pursuant to paragraphs  
2 (1) and (2) of this subsection.

3 c. **【With respect to the homestead property tax reimbursement**  
4 **program, the base year of an eligible claimant who receives a Stay NJ**  
5 **property tax credit instead of a homestead property tax reimbursement**  
6 **shall remain unchanged, notwithstanding the number of years that the**  
7 **eligible claimant receives a Stay NJ property tax credit instead of a**  
8 **homestead property tax reimbursement.】** (Deleted by  
9 amendment, P.L. , c. (C. ) (pending before the Legislature as  
10 this bill)

11 d. (1) The director shall determine the amount of the Stay NJ  
12 property tax credit that shall be provided for each eligible claimant  
13 pursuant to P.L.2023, c.75 (C.54:4-8.75a et al.) based upon the  
14 information provided by the eligible claimant in the application or  
15 from any other information as may be available to the director and  
16 shall notify the applicant <sup>1</sup>【, not later than October 15 of each year,】<sup>1</sup>  
17 of the determined amount, in 【such manner as the director may deem  
18 appropriate】 writing <sup>1</sup>and at such time as the director may deem  
19 appropriate<sup>1</sup> , together with a detailed calculation of the amount that  
20 the eligible claimant is entitled to receive pursuant to subsection b. of  
21 this section.

22 (2) The format of the written information to be provided by the  
23 director shall be determined by the director and shall, at a minimum,  
24 display: (a) the amount of the eligible claimant's property tax bill for  
25 the tax year; (b) the amount of the ANCHOR rebate, homestead  
26 property tax reimbursement, and Stay NJ property tax credit, as  
27 applicable, that the eligible claimant is entitled to receive; and (c) the  
28 actual property taxes that the eligible claimant shall pay in the tax year  
29 after any property tax credits are applied against the eligible claimant's  
30 property tax bill.

31 (3) Subject to the provisions of the State Uniform Tax Procedure  
32 Law, R.S.54:48-1 et seq., such notification shall finally and  
33 irrevocably fix the amount of the Stay NJ property tax credit unless the  
34 applicant, within 90 days after having been given notice of such  
35 determination, shall apply to the director for a hearing, or unless the  
36 director shall redetermine the same. After such hearing the director  
37 shall give notice of the final determination to the applicant.

38 e. An eligible claimant for a Stay NJ property tax credit  
39 authorized under P.L.2023, c.75 (C.54:4-8.75a et al.) who is aggrieved  
40 by any decision, order, finding, or denial by the director of all or part  
41 of that eligible claimant's Stay NJ property tax credit may appeal  
42 therefrom to the New Jersey Tax Court in accordance with the  
43 provisions of the State Uniform Tax Procedure Law, R.S.54:48-1 et  
44 seq. The appeal provided by this section shall be the exclusive remedy  
45 available to an applicant for review of a decision of a director in  
46 respect to the determination of all or a part of a Stay NJ property tax  
47 credit authorized under P.L.2023, c.75 (C.54:4-8.75a et al.).

1 (cf: P.L.2023, c.75, s.4)

2 4. Section 5 of P.L.2023, c.75 (C.54:4-8.75e) is amended to read  
3 as follows:

4 5. a. (1) The State Treasurer, upon certification of the director  
5 and upon warrant of the Director of the Division of Budget and  
6 Accounting, shall pay and distribute, on a quarterly basis, beginning  
7 February 1, 2026, the amount of a Stay NJ property tax credit  
8 payable under P.L.2023, c.75 (C.54:4-8.75a et al.) that is claimed  
9 for the tax year by check or direct deposit payable to the eligible  
10 claimant, or by a credit against the property tax bill of the eligible  
11 claimant payable to the tax collector of the municipality in which  
12 each eligible claimant whose credit is approved by the director is  
13 located; provided, however, a credit due to an eligible claimant who  
14 claimed a Stay NJ property tax credit pursuant to section 3 of  
15 P.L.2023, c.75 (C.54:4-8.75c), and whose homestead is a unit in a  
16 cooperative, mutual housing corporation, or continuing care  
17 retirement community, shall be paid directly to the eligible claimant  
18 by the State Treasurer by check or direct deposit. **[A]** In any year  
19 that the director determines that a Stay NJ payment shall be made as  
20 a credit, a Stay NJ property tax credit allowed by the director to an  
21 eligible claimant who claimed a Stay NJ property tax credit  
22 pursuant to section 3 of P.L.2023, c.75 (C.54:4-8.75c), and whose  
23 homestead is not a unit in a cooperative, mutual housing  
24 corporation, or continuing care retirement community, shall be paid  
25 by the State Treasurer through electronic funds transfer made by the  
26 director to the local property tax account maintained by the local  
27 property tax collector for the homestead of an eligible claimant as  
28 the eligible claimant shall identify, in four equal installments after  
29 the application for the credit has been approved. The State  
30 Treasurer shall pay and distribute Stay NJ property tax credit  
31 payments to each municipal tax collector or eligible claimant, as  
32 applicable, on a quarterly basis at least 10 days prior to the statutory  
33 due date for each property tax year quarter payment. Notice of  
34 payments of Stay NJ credit installments shall be provided to the  
35 eligible claimant and the appropriate local tax collector.

36 (2) Notwithstanding the provisions of this section to the  
37 contrary, for the first year in which the Stay NJ property tax  
38 program is implemented, each Stay NJ property tax credit awarded  
39 an eligible claimant shall be paid and distributed by check or direct  
40 deposit.

41 b. Each municipal tax collector who applies a Stay NJ property  
42 tax credit to the property tax account of the homestead of an eligible  
43 claimant pursuant to this section shall provide timely notice thereof  
44 to the eligible claimant and to any mortgagee or servicing  
45 organization noted on the property tax account that requires a  
46 mortgagor to make property tax payments to an escrow account, for  
47 the purpose of encouraging the escrow account property tax  
48 requirements to be promptly adjusted to the benefit of the property

1 tax taxpayer on account of Stay NJ property tax credit payments.  
2 (cf: P.L.2023, c.75, s.5)

3

4 5. Section 6 of P.L.2023, c.75 (C.54:4-8.75f) is amended to read  
5 as follows:

6 6. a. (1) Notwithstanding the provisions of section 6 of  
7 P.L.1990, c.61 (C.54:4-8.62) and section 3 of P.L.1997, c.348  
8 (C.54:4-8.70) concerning the form and deadline of applications for  
9 the ANCHOR rebate program and the homestead property tax  
10 reimbursement, the director shall promulgate, not later than  
11 February 1, 2025, a single combined application form to be used by  
12 State residents to apply for the ANCHOR rebate program, the  
13 homestead property tax reimbursement program, and the Stay NJ  
14 property tax credit in accordance with the recommendations of the  
15 Stay NJ Task Force established pursuant to section 18 of P.L.2023,  
16 c.75 (C.54:4-8.75o).

17 **【The】** (2) To the extent practicable, the single combined  
18 application shall resemble the form and manner of the application  
19 for the homestead property tax reimbursement program, as created  
20 pursuant to section 3 of P.L.1997, c.348 (C.54:4-8.70), except that  
21 the single combined application form shall, at a minimum, require  
22 the applicant to submit information about his or her age, annual  
23 income, including the amount of Social Security payments received  
24 by the applicant, homestead property address, as well as any other  
25 information determined necessary by the director in order to  
26 approve or disapprove the applicant's participation in those  
27 programs.

28 (3) The combined application form shall also advise the  
29 applicant that the director shall determine the eligibility of an  
30 applicant to receive an ANCHOR rebate, a homestead property tax  
31 reimbursement, or a Stay NJ property tax credit, or any combination  
32 thereof. The director shall, for good cause shown, extend the time  
33 of any applicant to file an application for a reasonable period, and  
34 in such case, the application shall be processed and payment of an  
35 ANCHOR rebate, homestead property tax reimbursement, or a Stay  
36 NJ property tax credit, or any combination thereof, made in  
37 accordance with the procedures established in the case of  
38 applications timely filed, except the date for the payment may be  
39 delayed for a reasonable period. If an applicant or an applicant's  
40 spouse has filed an application for an extension of time to file a  
41 gross income tax return, the date by which the applicant shall file an  
42 application may, in the discretion of the director, be extended for a  
43 reasonable period, and the date for the payment of an ANCHOR  
44 rebate, homestead property tax reimbursement, or a Stay NJ  
45 property tax credit, or any combination thereof, may be delayed for  
46 a reasonable period. A State resident seeking property tax benefits  
47 under any of those programs shall accurately complete the entire  
48 application and file it with the director.

1 (4) For purposes of this subsection, in order to establish good  
2 cause to extend the time of an eligible claimant to file an  
3 application, the eligible claimant shall provide to the director either  
4 medical evidence, such as a doctor's certification, that the claimant  
5 was unable to file the claim by the date prescribed by the director  
6 because of illness or hospitalization, or evidence that the applicant  
7 attempted to file a timely application. Except as may be established  
8 by medical evidence or inability to file a claim, good cause shall not  
9 be established due to a claimant not having received an application  
10 from the director.

11 b. Upon the approval of applications by the director, the  
12 director shall prepare lists of individuals entitled to receive a Stay  
13 NJ property tax credit, together with the respective amounts due  
14 each eligible claimant and shall forward such lists to the State  
15 Treasurer, the Director of the Division of Budget and Accounting,  
16 and any other officials as the director deems appropriate on or  
17 before the earliest of such date or dates as may be convenient for  
18 the director to compile such lists. The director may inspect all  
19 records in the office of the tax collector and tax assessor of a  
20 municipality with respect to applications, claims, and allowances  
21 for Stay NJ property tax credits.

22 c. If an application contains a claim for a Stay NJ property tax  
23 credit that contains incorrect information from the claimant or is  
24 based upon incorrect or insufficient information from which the  
25 director is to determine and approve the claim, the director may  
26 determine the eligibility of the claimant for a Stay NJ property tax  
27 credit and the correct amount of a Stay NJ property tax credit from  
28 such other information as may be available to the director.

29 d. In the case of an eligible claimant whose homestead is a unit  
30 in a cooperative, mutual housing corporation, or continuing care  
31 retirement community, the director may provide that the application  
32 shall include the name and address of the location of the property  
33 and the amount of real property taxes attributed to the cooperative,  
34 mutual housing residential unit, or continuing care retirement  
35 community residential unit, as shall be indicated in an official  
36 notice which shall be furnished by the cooperative, mutual housing  
37 corporation, or continuing care retirement community for the tax  
38 year.

39 (cf: P.L.2023, c.75, s.6)

40

41 6. Section 10 of P.L.2023, c.75 (C.54:4-8.75j) is amended to  
42 read as follows:

43 10. a. Except as provided in subsection b. of this section, a  
44 person who receives a Stay NJ property tax credit otherwise  
45 authorized under this act but which has been paid in error and  
46 which is recoverable by the director, and fails to return the payment  
47 within 45 days of receiving notice from the director that such  
48 payment was erroneous, shall pay, in addition to the amount of the

1 erroneous credit, interest at the rate prescribed in R.S.54:49-3,  
2 assessed for each month or fraction thereof, compounded annually  
3 at the end of each year, from the date next following the 45th day  
4 after receiving the notice from the director that such payment was  
5 erroneous until the date of the return of the erroneous payment.

6 b. A person who is 65 years of age or older at the close of the  
7 tax year, or who is allowed to claim a personal deduction as a blind  
8 or disabled taxpayer pursuant to subsection b. of N.J.S.54A:3-1,  
9 who receives notice from the director pursuant to this section, shall  
10 within 45 days after receiving that notice, be permitted enter into an  
11 installment payment agreement for a reasonable period of time that  
12 will enable the person to completely satisfy the amount paid in  
13 effort and without the assessment of interest thereon.

14 c. Except as an installment payment agreement permitted  
15 pursuant to subsection b. of this section, a Stay NJ **Property Tax**  
16 **Credit** property tax credit paid as a result of misrepresentation or  
17 paid in error and any penalties and interest imposed thereon by this  
18 act, shall be payable to and recoverable by the director in the same  
19 manner as a deficiency with respect to the payment of State tax in  
20 accordance with the State Uniform Tax Procedure Law, R.S.54:48-1  
21 et seq.

22 (cf: P.L.2023, c.75, s.10)

23

24 7. Section 16 of P.L.2023, c.75 (C.54:4-8.75m) is amended to  
25 read as follows:

26 16. a. The Department of the Treasury shall establish a  
27 dedicated, nonlapsing account for the purpose of providing property  
28 tax benefits to homestead owners **and tenants** 65 years of age or  
29 older **on their principal residences, whether owned or rented**. All  
30 moneys deposited into the account shall be used for the payment of  
31 property tax benefits in accordance with subsection c. of this  
32 section.

33 b. (1) There is appropriated to the account established by  
34 subsection a. of this section in State Fiscal Year 2024,  
35 \$100,000,000 for the purpose of providing property tax benefits in  
36 accordance with subsection c. of this section, subject to the  
37 approval of the Director of the Division of Budgeting and  
38 Accounting in the Department of the Treasury.

39 (2) The annual appropriations act for State Fiscal Year 2025  
40 shall include an appropriation to the account established by  
41 subsection a. of this section, in an amount not to exceed  
42 \$200,000,000 for the purpose of providing property tax benefits in  
43 accordance with subsection c. of this section.

44 (3) The annual appropriations act for State Fiscal Year 2026  
45 shall include an appropriation to the account established by  
46 subsection a. of this section, in an amount not to exceed  
47 \$300,000,000 for the purpose of providing property tax benefits in  
48 accordance with subsection c. of this section.

1 c. Beginning in State Fiscal Year 2026, moneys in the account  
2 established by subsection a. of this section shall be appropriated  
3 solely for the Stay NJ property tax credit program established  
4 pursuant to section 3 of P.L.2023, c.75 (C.54:4-8.75c).  
5 (cf: P.L.2023, c.75, s.16)

6  
7 8. Section 17 of P.L.2023, c.75 (C.54:4-8.75n) is amended to  
8 read as follows:

9 17. The **amendatory and supplementary provisions of**  
10 appropriation of funds necessary to support the provision of  
11 property tax relief under the Stay NJ property tax credit program as  
12 provided under sections 1 through 16 of P.L.2023, c.75 (C.54:4-  
13 8.75a et al.), as amended and supplemented by P.L. , c. (C. )  
14 (pending before the Legislature as this bill), shall not supersede,  
15 impact, or interfere with any of the following:

16 a. the full funding in each State fiscal year necessary to satisfy  
17 the requirement in Article VIII, Section IV, paragraph 1 of the New  
18 Jersey Constitution that the Legislature provide for the maintenance  
19 and support of a thorough and efficient system of free public  
20 schools for the instruction of children in the State between the ages  
21 of five and 18 years;

22 b. the full funding of the veterans' \$250 property tax deduction,  
23 required to be provided to eligible veterans pursuant to Article VIII,  
24 Section I, paragraph 3 of the New Jersey Constitution;

25 c. the full funding of the senior citizens' and disabled persons'  
26 \$250 property tax deduction authorized by Article VIII, Section I,  
27 paragraph 4 of the New Jersey Constitution;

28 d. the full payment of the contributions required by law to be  
29 made to the State-administered retirement systems; and

30 e. the maintenance of a budgetary surplus target of no less than  
31 12 percent of total **expenditures** appropriations from the General  
32 Fund and the Property Tax Relief Fund in a given State fiscal year.  
33 (cf: P.L.2023, c.75, s.17)

34  
35 9. Section 18 of P.L.2023, c.75 (C.54:4-8.75o) is amended to  
36 read as follows:

37 18. a. There is established in the Department of the Treasury  
38 the Stay NJ Task Force. The purpose of the task force shall be to  
39 develop recommendations for establishing and funding uniform  
40 property tax relief to all senior citizen homeowners **and tenants**  
41 making under \$500,000 per year. The task force shall review all of  
42 the existing property tax relief programs and present, to the  
43 Governor and the Legislature, no later than May 30, 2024, a report  
44 containing recommendations about how to restructure, and  
45 consolidate, the various property tax relief programs into one,  
46 streamlined, property tax relief program that would deliver to senior  
47 citizens having an annual gross income under \$500,000 an annual  
48 property tax benefit, which for homeowners shall be in the amount

1 of 50 percent of the property tax bill on their principal residence,  
2 beginning with the tax year 2026, which commences on January 1  
3 of that year. The report shall include recommendations concerning  
4 system improvements that both the State and local government units  
5 would need to implement the Stay NJ property tax credit program  
6 and the funding required to establish and maintain such system  
7 improvements. The task force shall provide recommendations that  
8 have a target implementation date of January 1, 2026.

9 b. The task force shall be comprised of six members. The  
10 membership of the task force shall be appointed as follows:

11 The State Treasurer, or the State Treasurer's designee, who shall  
12 serve ex officio;

13 The Commissioner of Community Affairs, or the commissioner's  
14 designee, who shall serve ex officio;

15 One public member, who shall be appointed by the Governor,  
16 who may be an employee of the Executive Branch of State  
17 government;

18 One public member who shall be appointed by the Governor  
19 upon the recommendation of the Senate President;

20 One public member who shall be appointed by the Governor  
21 upon the recommendation of the Speaker of the General Assembly;  
22 and

23 One public member who shall be appointed by the Governor  
24 upon the joint recommendation of the Senate President and the  
25 Speaker of the General Assembly.

26 The task force shall have a chairperson and a vice chairperson  
27 designated by the Governor. The Governor shall designate as the  
28 chairperson one of the cabinet members of the task force, or their  
29 designee, or the public member appointed by the Governor. The  
30 Governor shall designate as the vice chairperson a public member  
31 upon the joint recommendation of the Senate President and the  
32 Speaker of the General Assembly. The Governor shall also appoint  
33 a secretary. There shall be required affirmative vote of four out of  
34 the six members of the task force for an action to be taken or a  
35 decision made.

36 The task force shall organize as expeditiously as practicable  
37 following the appointment of all its public members. Appointments  
38 to the task force shall be made in an expeditious manner to ensure  
39 the task force has sufficient time to make the recommendations  
40 required by this section in order to facilitate implementation of the  
41 Stay NJ program on or before the dates set forth in P.L.2023, c.75  
42 (C.54:4-8.75a et al.).

43 c. The Governor shall appoint an executive director, who shall  
44 be employed by the task force and paid by the task force from funds  
45 appropriated for its use pursuant to P.L.2023, c.75 (C.54:4-8.75a et  
46 al.).

47 The Department of the Treasury shall provide staff support to the  
48 task force. The task force shall be entitled to call to its assistance

1 and avail itself of the services of the employees of any State,  
2 county, or municipal department, board, bureau, commission, or  
3 agency as the task force may require and as may be available to the  
4 task force for its purposes. The task force may consult with experts  
5 or other knowledgeable individuals in the public or private sector  
6 on any aspect of its mission outlined in this section; provided,  
7 however, any services, professional or otherwise, that the task force  
8 requires shall be procured by the Department of the Treasury.

9 No later than May 30, 2024, the task force shall prepare and  
10 submit to the Governor and, pursuant to section 2 of P.L.1991,  
11 c.164 (C.52:14-19.1), to the Legislature, a report detailing the task  
12 force's recommendations as required by this section, including any  
13 recommendations for legislative or regulatory action that are  
14 necessary to effectuate the recommendations.

15 d. Beginning September 1, 2023 and on the first day of each  
16 calendar quarter thereafter, the executive director shall submit to  
17 the presiding officer of each House of the Legislature, and to the  
18 chairs of the Senate Budget and Appropriations Committee and the  
19 Assembly Budget Committee, a status update on the work  
20 undertaken by the task force during the previous calendar quarter.  
21 The presiding officer of each House of the Legislature, and the  
22 chairs of the Senate Budget and Appropriations Committee and the  
23 Assembly Budget Committee, may request that specific information  
24 be included in the quarterly status updates required by this  
25 subsection concerning the work of the task force and the  
26 formulation of any recommendations it may make for the  
27 streamlining of the various property tax relief programs for senior  
28 citizens provided by the State into one, uniform program.

29 e. **【The】** Following the issuance of its report, the task force  
30 shall **【disband on the 30th day after the enactment of legislation in**  
31 **response to the Stay NJ Task Force pursuant to section 19 of**  
32 **P.L.2023, c.75 (C.54:4-8.75p)】** continue to meet not less than once  
33 per calendar quarter for the purpose of assisting the Director of the  
34 Division of Taxation in the Department of the Treasury in  
35 developing a process to implement a property tax credit for the  
36 payment of benefits under the homestead property tax  
37 reimbursement program and the Stay NJ property tax credit  
38 program, and collecting information from local officials regarding  
39 how to effectively implement property tax credits in future years for  
40 those programs, as required pursuant to the provisions of section 11  
41 of P.L. , c. (C. ) (pending before the Legislature as this bill).  
42 (cf: P.L.2023, c.75, s.18)

43  
44 10. Section 19 of P.L.2023, c.75 (C.54:4-8.75p) is amended to  
45 read as follows:

46 19. After the Legislature and the Governor review the Stay NJ  
47 Task Force's recommendations and determine such  
48 recommendations are appropriate, the Legislature shall consider and

1 approve, and the Governor shall enact, the legislation recommended  
2 by the Stay NJ Task Force, or legislation substantially similar to the  
3 legislation recommended by the task force, regarding the objectives  
4 set forth in section 18 of P.L.2023, c.75 (C.54:4-8.75o) not later  
5 than 90 days prior to ~~July~~ February 1, 2025, the date by which the  
6 State Treasurer shall be required to produce the application for the  
7 Stay NJ program in ~~2026~~ 2025 pursuant to section 4 of P.L.2023,  
8 c.75 (C.54:4-8.75d). **Notwithstanding the provisions of this act or**  
9 **any law to the contrary, if the Legislature and the Governor fail: (1)**  
10 **to enact legislation following the release of the task force's report or**  
11 **(2) to enact legislation that the Governor and Legislature deem**  
12 **appropriate which otherwise addresses the issues the task force is**  
13 **required to consider pursuant to section 18 of P.L.2023, c.75**  
14 **(C.54:4-8.75o), then promulgation of a combined single application**  
15 **form shall not be required on or before the date set forth in section**  
16 **4 of P.L.2023, c.75 (C.54:4-8.75d) and the implementation of the**  
17 **Stay NJ property tax credit program shall be delayed until the**  
18 **enactment of such legislation.** **]** If legislation is enacted after the  
19 90th day preceding ~~July~~ February 1, 2025, then promulgation of a  
20 combined single application form shall be required no earlier than  
21 the 91st day next following the enactment of such legislation and  
22 the implementation of the Stay NJ property tax credit program shall  
23 begin no earlier than the first tax year quarter beginning no less  
24 than six months following the promulgation of the combined single  
25 application form.  
26 (cf: P.L.2023, c.75, s.19)

27  
28 11. (New section) a. After the effective date of  
29 P.L. , c. (C. ) (pending before the Legislature as this bill), the  
30 Director of the Division of Taxation in the Department of the  
31 Treasury, in consultation with the Director of the Division of Local  
32 Government Services in the Department of Community Affairs and  
33 local officials, shall develop a process to implement a property tax  
34 credit for the payment of benefits under the homestead property tax  
35 reimbursement program and the Stay NJ property tax credit  
36 program. As a part of that process, the Director of the Division of  
37 Taxation shall collect information from local officials regarding  
38 how to effectively implement property tax credits in future years for  
39 those programs. The collection of such information may include,  
40 but shall not be limited to, the administration of a standardized  
41 survey data collection instrument.

42 b. Notwithstanding the provisions of subsection a. of this section  
43 regarding the development of a process for implementing property  
44 tax credits, the Director of the Division of Taxation shall also  
45 determine the feasibility of allowing eligible claimants for  
46 homestead property tax reimbursement and Stay NJ property tax

1 credits to choose to continue to receive annual checks or direct  
2 deposits into a bank account instead of a property tax credit.

3

4 12. Section 1 of P.L.1990, c.61 (C.54:4-8.57) is amended to read  
5 as follows:

6 1. Sections 1 through 10 of P.L.1990, c.61 (C.54:4-8.57 through  
7 54:4-8.66) and sections 3, 14 through 16, 18 and 19 of P.L.1999,  
8 c.63 (C.54:4-8.58a and C.54:4-8.66a through C.54:4-8.66e) shall be  
9 known and may be cited as the "ANCHOR Homestead Property Tax  
10 Credit Act" **■**; provided, however, that on and after the first day of  
11 the first tax year quarter in which the Stay NJ property tax credit  
12 program is implemented, those sections shall be known and may be  
13 cited as the "Stay NJ Act." **■**.  
14 (cf: P.L.2023, c.75, s.20)

15

16 13. Section 2 of P.L.1990, c.61 (C.54:4-8.58) is amended to read  
17 as follows:

18 2. As used in sections 2 through 10 of P.L.1990, c.61 (C.54:4-  
19 8.58 through 54:4-8.66) and sections 3 and 14 through 16 of  
20 P.L.1999, c.63 (C.54:4-8.58a and 54:4-8.66a through C.54:4-8.66c),  
21 and where the context requires, as may be applicable to the  
22 Affordable New Jersey Communities for Homeowners and Renters  
23 (ANCHOR) Property Tax Relief Program:

24 "Annualized rent" means, for tax years 2004 and thereafter, the  
25 rent paid by the claimant during the tax year for which the  
26 homestead rebate is being claimed, and if paid for a lease term  
27 covering less than the full tax year, the actual rent paid for the days  
28 during the term of the lease of the homestead proportionalized as if  
29 the term of the lease had been for 365 days of the tax year;

30 "Arm's-length transaction" means a transaction in which the  
31 parties are dealing from equal bargaining positions, neither party is  
32 subject to the other's control or dominant influence, and the  
33 transaction is entirely legal in all respects and is treated with  
34 fairness and integrity;

35 "Condominium" means the form of real property ownership  
36 provided for under the "Condominium Act," P.L.1969, c.257  
37 (C.46:8B-1 et seq.);

38 "Continuing care retirement community" means a residential  
39 facility primarily for retired persons where lodging and nursing,  
40 medical or other health related services at the same or another  
41 location are provided as continuing care to an individual pursuant to  
42 an agreement effective for the life of the individual or for a period  
43 greater than one year, including mutually terminable contracts, and  
44 in consideration of the payment of an entrance fee with or without  
45 other periodic charges;

46 "Cooperative" means a housing corporation or association which  
47 entitles the holder of a share or membership interest thereof to  
48 possess and occupy for dwelling purposes a house, apartment,

1 manufactured or mobile home or other unit of housing owned or  
2 leased by the corporation or association, or to lease or purchase a  
3 unit of housing constructed or to be constructed by the corporation  
4 or association;

5 "Director" means the Director of the Division of Taxation in the  
6 Department of the Treasury;

7 "Dwelling house" means any residential property assessed as real  
8 property which consists of not more than four units, of which not  
9 more than one may be used for commercial purposes, but shall not  
10 include a unit in a condominium, cooperative, horizontal property  
11 regime or mutual housing corporation;

12 "Homestead" means:

13 a. (1) a dwelling house and the land on which that dwelling  
14 house is located which constitutes the place of the claimant's  
15 domicile and is owned and used by the claimant as the claimant's  
16 principal residence;

17 (2) a dwelling house situated on land owned by a person other  
18 than the claimant which constitutes the place of the claimant's  
19 domicile and is owned and used by the claimant as the claimant's  
20 principal residence;

21 (3) a condominium unit or a unit in a horizontal property regime  
22 which constitutes the place of the claimant's domicile and is owned  
23 and used by the claimant as the claimant's principal residence;

24 (4) for purposes of this definition as provided in this subsection,  
25 in addition to the generally accepted meaning of owned or  
26 ownership, a homestead shall be deemed to be owned by a person if  
27 that person is a tenant for life or a tenant under a lease for 99 years  
28 or more and is entitled to and actually takes possession of the  
29 homestead under an executory contract for the sale thereof or under  
30 an agreement with a lending institution which holds title as security  
31 for a loan, or is a resident of a continuing care retirement  
32 community pursuant to a contract for continuing care for the life of  
33 that person which requires the resident to bear a share of the  
34 property taxes that are assessed upon the continuing care retirement  
35 community, if a share is attributable to the unit that the resident  
36 occupies;

37 b. a unit in a cooperative or mutual housing corporation which  
38 constitutes the place of domicile of a residential shareholder or  
39 lessee therein, or of a lessee, or shareholder who is not a residential  
40 shareholder therein, and which is used by the claimant as the  
41 claimant's principal residence; and

42 c. a unit of residential rental property which unit constitutes the  
43 place of the claimant's domicile and is used by the claimant as the  
44 claimant's principal residence;

45 "Horizontal property regime" means the form of real property  
46 ownership provided for under the "Horizontal Property Act,"  
47 P.L.1963, c.168 (C.46:8A-1 et seq.);

1 "Gross income" means all New Jersey gross income required to  
2 be reported pursuant to the "New Jersey Gross Income Tax Act,"  
3 N.J.S.54A:1-1 et seq., other than income excludable from the gross  
4 income tax return, but before reduction thereof by any applicable  
5 exemptions, deductions and credits, received during the taxable  
6 year by the owner or residential shareholder in, or lessee of, a  
7 homestead;

8 "Manufactured home" or "mobile home" means a unit of housing  
9 which:

10 (1) Consists of one or more transportable sections which are  
11 substantially constructed off site and, if more than one section, are  
12 joined together on site;

13 (2) Is built on a permanent chassis;

14 (3) Is designed to be used, when connected to utilities, as a  
15 dwelling on a permanent or nonpermanent foundation; and

16 (4) Is manufactured in accordance with the standards  
17 promulgated for a manufactured home by the Secretary of the  
18 United States Department of Housing and Urban Development  
19 pursuant to the "National Manufactured Housing Construction and  
20 Safety Standards Act of 1974," Pub.L.93-383 (42 U.S.C. s.5401 et  
21 seq.) and the standards promulgated for a manufactured or mobile  
22 home by the commissioner pursuant to the "State Uniform  
23 Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.);

24 "Mobile home park" means a parcel of land, or two or more  
25 parcels of land, containing no fewer than 10 sites equipped for the  
26 installation of manufactured or mobile homes, where these sites are  
27 under common ownership and control for the purpose of leasing  
28 each site to the owner of a manufactured or mobile home for the  
29 installation thereof, and where the owner or owners provide  
30 services, which are provided by the municipality in which the park  
31 is located for property owners outside the park, which services may  
32 include but shall not be limited to:

33 (1) The construction and maintenance of streets;

34 (2) Lighting of streets and other common areas;

35 (3) Garbage removal;

36 (4) Snow removal; and

37 (5) Provisions for the drainage of surface water from home sites  
38 and common areas;

39 "Mutual housing corporation" means a corporation not-for-profit,  
40 incorporated under the laws of this State on a mutual or cooperative  
41 basis within the scope of section 607 of the Lanham Act (National  
42 Defense Housing), Pub.L.849, 76th Congress (42 U.S.C. s.1521 et  
43 seq.), as amended, which acquired a National Defense Housing  
44 Project pursuant to that act;

45 "Principal residence" means a homestead actually and  
46 continually occupied by a claimant as the claimant's permanent  
47 residence, as distinguished from a vacation home, property owned

1 and rented or offered for rent by the claimant, and other secondary  
2 real property holdings;

3 "Property tax" means payments to a municipality based upon an  
4 assessment made by the municipality upon real property on an ad  
5 valorem basis on land and improvements, and shall include the  
6 amount of property tax credit as defined in section 1 of P.L.2018,  
7 c.11 (C.54:4-66.6), but shall not include payments made in lieu of  
8 taxes;

9 "Rent" means the amount due in an arm's-length transaction  
10 solely for the right of occupancy of a homestead that is a unit of  
11 residential rental property. Rent shall not include any amount paid  
12 under the federal Housing Choice Voucher (Section 8) Program or  
13 paid as a rental assistance grant under section 1 of P.L.2004, c.140  
14 (C.52:27D-287.1). If the director finds that the parties in a rental  
15 transaction have not dealt with each other in an arm's-length  
16 transaction and that the rent due was excessive, the director may,  
17 for purposes of the homestead rebate claim, adjust the rent claimed  
18 in the homestead rebate application to a reasonable amount of rent;

19 "Rent constituting property taxes" means 18% of the rent paid by  
20 the homestead rebate claimant during the tax year on a unit of  
21 residential rental property which constitutes the claimant's  
22 homestead, and in the case of a manufactured home or mobile home  
23 in a mobile home park which constitutes the claimant's homestead  
24 means 18% of the site fee paid by the claimant during the tax year  
25 to the owner of the mobile home park. Provided however, that for  
26 tax year 2004 and for each tax year thereafter, rent constituting  
27 property taxes shall equal 18% of annualized rent, and in the case of  
28 a manufactured home or mobile home in a mobile home park rent  
29 constituting property taxes shall equal 18% of a similarly  
30 annualized site fee;

31 "Resident" means an individual:

32 a. who is domiciled in this State, unless he maintains no  
33 permanent place of abode in this State, maintains a permanent place  
34 of abode elsewhere, and spends in the aggregate no more than 30  
35 days of the tax year in this State; or

36 b. who is not domiciled in this State but maintains a permanent  
37 place of abode in this State and spends in the aggregate more than  
38 183 days of the tax year in this State, unless the individual is in the  
39 Armed Forces of the United States;

40 "Residential rental property" means:

41 a. any building or structure or complex of buildings or  
42 structures in which dwelling units are rented or leased or offered for  
43 rental or lease for residential purposes;

44 b. a rooming house, hotel or motel, if the rooms constituting  
45 the homestead are equipped with kitchen and bathroom facilities;

46 c. any building or structure or complex of buildings or  
47 structures constructed under the following sections of the National  
48 Housing Act (Pub.L.73-479) as amended and supplemented: section

1 202, Housing Act of 1959 (Pub.L.86-372) and as subsequently  
2 amended, section 231, Housing Act of 1959; and

3 d. a site in a mobile home park equipped for the installation of  
4 manufactured or mobile homes, where these sites are under  
5 common ownership and control for the purpose of leasing each site  
6 to the owner of a manufactured or mobile home for the installation  
7 thereof;

8 "Residential shareholder in a cooperative or mutual housing  
9 corporation" means a tenant or holder of a membership interest in  
10 that cooperative or corporation, whose residential unit therein  
11 constitutes the tenant or holder's domicile and principal residence,  
12 and who may deduct real property taxes for purposes of federal  
13 income tax pursuant to section 216 of the federal Internal Revenue  
14 Code of 1986, 26 U.S.C. s.216; and

15 "Tax year" means the calendar year in which property taxes are  
16 due and payable.

17 (cf: P.L.2018, c.11, s.10)

18

19 14. Section 3 of P.L.1999, c.63 (C.54:4-8.58a) is amended to  
20 read as follows:

21 3. a. For tax year 2003, the director shall determine the amount  
22 of the homestead rebate that shall be paid to each claimant pursuant  
23 to P.L.1990, c.61 (C.54:4-8.57 et al.), and P.L.1999, c.63 (C.54:4-  
24 8.58a et al.), as amended by P.L.2004, c.40, based upon the  
25 information provided by the individual applicant in the application  
26 for either a NJ SAVER rebate or for a homestead rebate, or from  
27 any other information as may be available to the director in order  
28 that each individual applicant shall be paid the homestead rebate  
29 that may be allowed to the claimant pursuant to sections 3 through 5  
30 of P.L.1990, c.61 (C.54:4-8.59 through 54:4-8.61), as the director  
31 determines is appropriate.

32 b. (1) For tax year 2003, a resident of this State who has paid  
33 property taxes for the tax year on a homestead that is owned as  
34 such, who has filed an application for an NJ SAVER rebate  
35 pursuant to the provisions of P.L.1999, c.63 (C.54:4-8.58a et al.), or  
36 pursuant to that act as amended and supplemented by P.L.2004,  
37 c.40, and who meets the prerequisites for an NJ SAVER rebate at  
38 12:01 A.M. on October 1, 2003 for that tax year, shall be  
39 considered to have applied for a homestead rebate and shall be  
40 allowed a homestead rebate instead of an NJ SAVER rebate for that  
41 tax year pursuant to P.L.1990, c.61 (C.54:4-8.57 et al.), and  
42 P.L.1999, c.63 (C.54:4-8.58a et al.), as amended by P.L.2004, c.40.  
43 An application for an NJ SAVER rebate shall be allowed as a  
44 homestead rebate for a homestead the title to which is held by a  
45 partnership, to the extent of the applicant's interest as a partner  
46 therein, and by a guardian, trustee, committee, conservator or other  
47 fiduciary for any individual who would otherwise be eligible for an  
48 NJ SAVER rebate. An application for an NJ SAVER rebate shall

1 not be allowed for a homestead, the title to which is held partially  
2 or entirely by a corporate entity of any type, except as otherwise  
3 specifically allowed for applications from residents of properties  
4 owned by continuing care retirement community, cooperative or  
5 mutual housing corporations.

6 (2) For tax year 2004 and tax year 2005, any rebates applied for  
7 and paid pursuant to P.L.1990, c.61 (C.54:4-8.57 et al.), and  
8 P.L.1999, c.63 (C.54:4-8.58a et al.), as amended and supplemented  
9 by P.L.2004, c.40, shall be homestead rebates.

10 (3) For tax year 2006 and for tax years thereafter, any  
11 homestead benefit applied for and provided pursuant to this act  
12 shall be a rebate or credit, as annually determined by the Director of  
13 the Division of Taxation.

14 (4) After the effective date of P.L. \_\_\_\_\_, c. \_\_\_\_\_ (C. \_\_\_\_\_) (pending  
15 before the Legislature as this bill), and with respect to the payment  
16 of ANCHOR rebates to eligible claimants, payments to eligible  
17 claimants in calendar year 2026 shall be based on property taxes  
18 billed for tax year 2025. Thereafter, payments to eligible claimants  
19 in any succeeding benefit year shall be based on the immediately  
20 preceding tax year.

21 (cf: P.L.2007, c.62, s.22)

22

23 15. (New section) Notwithstanding the provisions of any other  
24 law to the contrary, after the effective date of P.L. \_\_\_\_\_, c. \_\_\_\_\_ (C. \_\_\_\_\_)  
25 (pending before the Legislature as this bill), ANCHOR rebates shall  
26 be paid to eligible claimants on or before September 15 of each tax  
27 year annually, whether such rebates are to be paid by check, direct  
28 deposit, or as a credit on the eligible claimant's property tax bill.

29

30 16. Section 1 of P.L.1997, c.348 (C.54:4-8.67) is amended to  
31 read as follows:

32 1. As used in **[this act]** P.L.1997, c.348 (C.54:4-8.67 et seq.):

33 "Base year" means, in the case of a person who is an eligible  
34 claimant on or before December 31, 1997, the tax year 1997; and in  
35 the case of a person who first becomes an eligible claimant after  
36 December 31, 1997, the tax year in which the person first becomes  
37 an eligible claimant. In the case of an eligible claimant who  
38 subsequently moves from the homestead for which the initial  
39 eligibility was established, the base year shall be the first full tax  
40 year during which the person resides in the new homestead.  
41 Provided however, a base year for an eligible claimant after such a  
42 move shall not apply to tax years commencing prior to January 1,  
43 2009. In the case of an eligible claimant who receives a Stay NJ  
44 property tax credit in lieu of a homestead property tax  
45 reimbursement pursuant to section 4 of P.L.2023, c.75 (C.54:4-  
46 8.75d), the base year of that eligible claimant shall remain  
47 unchanged.

1 "Commissioner" means the Commissioner of Community  
2 Affairs.

3 "Director" means the Director of the Division of Taxation.

4 "Condominium" means the form of real property ownership  
5 provided for under the "Condominium Act," P.L.1969, c.257  
6 (C.46:8B-1 et seq.).

7 "Cooperative" means a housing corporation or association which  
8 entitles the holder of a share or membership interest thereof to  
9 possess and occupy for dwelling purposes a house, apartment or  
10 other unit of housing owned or leased by the corporation or  
11 association, or to lease or purchase a unit of housing constructed or  
12 to be constructed by the corporation or association.

13 "Disabled person" means an individual receiving monetary  
14 payments pursuant to Title II of the federal Social Security Act (42  
15 U.S.C. s.401 et seq.) on December 31, 1998, or on December 31 in  
16 all or any part of the year for which a homestead property tax  
17 reimbursement under this act is claimed.

18 "Dwelling house" means any residential property assessed as real  
19 property which consists of not more than four units, of which not  
20 more than one may be used for commercial purposes, but shall not  
21 include a unit in a condominium, cooperative, horizontal property  
22 regime or mutual housing corporation.

23 "Eligible claimant" means a person who:

24 is 65 or more years of age on or before December 31 of any tax  
25 year for which a homestead property tax reimbursement is sought,  
26 or who is a disabled person;

27 is an owner of a homestead, or the lessee of a site in a mobile  
28 home park on which site the applicant owns a manufactured or  
29 mobile home for the entire tax year for which a homestead property  
30 tax reimbursement is sought;

31 has an annual income of less than \$17,918 in tax year 1998, less  
32 than \$18,151 in tax year 1999, or less than \$37,174 in tax year  
33 2000, if single, or, if married, whose annual income combined with  
34 that of the spouse is less than \$21,970 in tax year 1998, less than  
35 \$22,256 in tax year 1999, or less than \$45,582 in tax year 2000,  
36 which income eligibility limits for single and married persons shall  
37 be subject to adjustments in tax years 2001 through 2006 pursuant  
38 to section 9 of P.L.1997, c.348 (C.54:4-8.68);

39 has an annual income of \$60,000 or less in tax year 2007,  
40 \$70,000 or less in tax year 2008, or \$80,000 or less in tax year  
41 2009, if single or married, which income eligibility limits shall be  
42 subject to adjustments in tax years 2010 through 2021 pursuant to  
43 section 9 of P.L.1997, c.348 (C.54:4-8.68);

44 has an annual income of \$150,000 or less in tax year 2022, if  
45 single or married, which income eligibility limits shall be subject to  
46 adjustments in subsequent tax years pursuant to section 9 of  
47 P.L.1997, c.348 (C.54:4-8.68);

1 has, for at least three calendar years, including the entire tax year  
2 for which a homestead property tax reimbursement is sought,  
3 owned and resided in the homestead for which a homestead  
4 property tax reimbursement is sought prior to the date that an initial  
5 application for a homestead property tax reimbursement is filed. A  
6 person who has been an eligible claimant for a previous tax year  
7 shall qualify as an eligible claimant beginning the second full tax  
8 year following a move to another homestead in New Jersey, despite  
9 not meeting the three-year minimum residency and ownership  
10 requirement required for initial claimants under this paragraph;  
11 provided that the person satisfies the income eligibility limits for  
12 the tax year. Provided however, eligibility beginning in a second  
13 full tax year after such a move shall not apply to tax years  
14 commencing prior to January 1, 2010.

15 "Homestead" means:

16 a dwelling house and the land on which that dwelling house is  
17 located which constitutes the place of the eligible claimant's  
18 domicile and is owned and used by the eligible claimant as the  
19 eligible claimant's principal residence;

20 a site in a mobile home park equipped for the installation of  
21 manufactured or mobile homes, where these sites are under  
22 common ownership and control for the purpose of leasing each site  
23 to the owner of a manufactured or mobile home for the installation  
24 thereof and such site is used by the eligible claimant as the eligible  
25 claimant's principal residence;

26 a dwelling house situated on land owned by a person other than  
27 the eligible claimant which constitutes the place of the eligible  
28 claimant's domicile and is owned and used by the eligible claimant  
29 as the eligible claimant's principal residence;

30 a condominium unit or a unit in a horizontal property regime or a  
31 continuing care retirement community which constitutes the place  
32 of the eligible claimant's domicile and is owned and used by the  
33 eligible claimant as the eligible claimant's principal residence.

34 In addition to the generally accepted meaning of "owned" or  
35 "ownership," a homestead shall be deemed to be owned by a person  
36 if that person is a tenant for life or a tenant under a lease for 99  
37 years or more, is entitled to and actually takes possession of the  
38 homestead under an executory contract for the sale thereof or under  
39 an agreement with a lending institution which holds title as security  
40 for a loan, or is a resident of a continuing care retirement  
41 community pursuant to a contract for continuing care for the life of  
42 that person which requires the resident to bear, separately from any  
43 other charges, the proportionate share of property taxes attributable  
44 to the unit that the resident occupies;

45 a unit in a cooperative or mutual housing corporation which  
46 constitutes the place of domicile of a residential shareholder or  
47 lessee therein, or of a lessee or shareholder who is not a residential

1 shareholder therein, which is used by the eligible claimant as the  
2 eligible claimant's principal residence.

3 "Homestead property tax reimbursement" means payment of the  
4 difference between the amount of property tax or site fee  
5 constituting property tax due and paid in any year on any  
6 homestead, exclusive of improvements not included in the  
7 assessment on the real property for the base year, and the amount of  
8 property tax or site fee constituting property tax due and paid in the  
9 base year, when the amount paid in the base year is the lower  
10 amount; but such calculations shall be reduced by any current year  
11 property tax reductions or reductions in site fees constituting  
12 property taxes resulting from judgments entered by county boards  
13 of taxation or the State Tax Court.

14 "Horizontal property regime" means the form of real property  
15 ownership provided for under the "Horizontal Property Act,"  
16 P.L.1963, c.168 (C.46:8A-1 et seq.).

17 "Income" means all New Jersey gross income required to be  
18 reported pursuant to the "New Jersey Gross Income Tax Act,"  
19 N.J.S.54A:1-1 et seq., before the application of any authorized  
20 exclusion or deduction, except also including: interest income  
21 excluded from taxation pursuant to N.J.S.54A:6-14; pension and  
22 annuity income excluded from taxation pursuant to N.J.S.54A:6-10;  
23 income derived from distributions from, or roll over to, a Roth IRA  
24 excluded from taxation pursuant to N.J.S.54A:6-28; other  
25 retirement income excluded from taxation pursuant to N.J.S.54A:6-  
26 15; and Social Security income excluded from taxation pursuant to  
27 N.J.S.54A:6-2, as self-reported by the homeowner.

28 "Manufactured home" or "mobile home" means a unit of housing  
29 which:

30 (1) Consists of one or more transportable sections which are  
31 substantially constructed off site and, if more than one section, are  
32 joined together on site;

33 (2) Is built on a permanent chassis;

34 (3) Is designed to be used, when connected to utilities, as a  
35 dwelling on a permanent or nonpermanent foundation; and

36 (4) Is manufactured in accordance with the standards  
37 promulgated for a manufactured home by the Secretary of the  
38 United States Department of Housing and Urban Development  
39 pursuant to the "National Manufactured Housing Construction and  
40 Safety Standards Act of 1974," Pub.L.93-383 (42 U.S.C. s.5401 et  
41 seq.) and the standards promulgated for a manufactured or mobile  
42 home by the commissioner pursuant to the "State Uniform  
43 Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.).

44 "Mobile home park" means a parcel of land, or two or more  
45 parcels of land, containing no fewer than 10 sites equipped for the  
46 installation of manufactured or mobile homes, where these sites are  
47 under common ownership and control for the purpose of leasing  
48 each site to the owner of a manufactured or mobile home for the

1 installation thereof, and where the owner or owners provide  
2 services, which are provided by the municipality in which the park  
3 is located for property owners outside the park, which services may  
4 include but shall not be limited to:

- 5 (1) The construction and maintenance of streets;
- 6 (2) Lighting of streets and other common areas;
- 7 (3) Garbage removal;
- 8 (4) Snow removal; and
- 9 (5) Provisions for the drainage of surface water from home sites  
10 and common areas.

11 "Mutual housing corporation" means a corporation not-for-profit,  
12 incorporated under the laws of this State on a mutual or cooperative  
13 basis within the scope of section 607 of the Lanham Act (National  
14 Defense Housing), Pub.L.849, (42 U.S.C. s.1521 et seq.), as  
15 amended, which acquired a National Defense Housing Project  
16 pursuant to that act.

17 **["Income" means income as determined pursuant to P.L.1975,**  
18 **c.194 (C.30:4D-20 et seq.).]**

19 "Principal residence" means a homestead actually and  
20 continually occupied by an eligible claimant as his or her permanent  
21 residence, as distinguished from a vacation home, property owned  
22 and rented or offered for rent by the claimant, and other secondary  
23 real property holdings.

24 "Property tax" means the general property tax due and paid as set  
25 forth in this section, and shall include the amount of property tax  
26 credit as defined in section 1 of P.L.2018, c.11 (C.54:4-66.6), on a  
27 homestead, but does not include special assessments and interest  
28 and penalties for delinquent taxes. For the sole purpose of  
29 qualifying for a benefit under P.L.1997, c.348 (C.54:4-8.67 et seq.),  
30 property taxes paid by June 1 of the year following the year for  
31 which the benefit is claimed will be deemed to be timely paid.

32 "Site fee constituting property tax" means 18 percent of the  
33 annual site fee paid or payable to the owner of a mobile home park.

34 "Tax year" means the calendar year in which a homestead is  
35 assessed and the property tax is levied thereon and it means the  
36 calendar year in which income is received or accrued.

37 (cf: P.L.2023, c.75, s.13)

38

39 17. Section 3 of P.L.1997, c.348 (C.54:4-8.70) is amended to  
40 read as follows:

41 3. **【An】** a. For tax years before the implementation of the  
42 single combined application required pursuant to section 6 of  
43 P.L.2023, c.75 (C.54:4-8.75f), an application for a homestead  
44 property tax reimbursement hereunder shall be filed with the  
45 director annually beginning April 1 and ending October 31 of the  
46 year following the year for which the claim is being made and shall  
47 reflect the prerequisites for a homestead property tax  
48 reimbursement on December 31 of the tax year for which the claim

1 is being made; provided, however, that the director may, by rule,  
2 designate a later date as the date by which the application shall be  
3 filed or waive the requirement for filing an annual application for  
4 any year or years subject to any limitations and conditions the  
5 director may deem appropriate. The application shall be on a form  
6 prescribed by the director and provided for the use of applicants  
7 hereunder. Each applicant making a claim for a homestead property  
8 tax reimbursement under this act shall provide, if required by the  
9 director, to the director a copy of his or her current year property  
10 tax bill or current year site fee bill on the homestead constituting  
11 that person's principal residence and a copy of his or her property  
12 tax bill for the base year or site fee bill for the base year on the  
13 same homestead, or other equivalent proof as permitted by the  
14 director.

15 It shall be the duty of every eligible claimant to inform the  
16 director of any change in his or her status or homestead which may  
17 affect his or her right to continuance of the homestead property tax  
18 reimbursement.

19 If an eligible claimant receives an additional homestead property  
20 tax reimbursement to which the claimant was not entitled or greater  
21 than the reimbursement to which the claimant was entitled, the  
22 director shall permit the claimant to enter into an installment  
23 payment agreement for a reasonable period of time that will enable  
24 the claimant to completely satisfy the amount of the reimbursement  
25 paid to which the claimant was not entitled. If the claimant does  
26 not enter into an installment payment agreement, the director may,  
27 in addition to all other available legal remedies, offset such amount  
28 against a gross income tax refund or amount due pursuant to  
29 P.L.1990, c.61.

30 b. For tax years on and after the implementation of the single  
31 combined application required pursuant to section 6 of P.L.2023,  
32 c.75 (C.54:4-8.75f), an application for a homestead property tax  
33 reimbursement hereunder shall be filed with the director annually,  
34 beginning February 1 and ending October 31 of the year following  
35 the year for which the claim is being made, using the single  
36 combined application and in accordance with the requirements of  
37 section 6 of P.L.2023, c.75 (C.54:4-8.75f).  
38 (cf: P.L.2017, c.370, s.1)

39  
40 18. Section 4 of P.L.1997, c.348 (C.54:4-8.71) is amended to  
41 read as follows:

42 4. a. The director shall administer the homestead property tax  
43 reimbursement program. A payment for the homestead property tax  
44 reimbursement amount, as calculated by the director, shall be  
45 【mailed】 paid, by check, direct deposit, or credit against the  
46 eligible claimant's property tax bill, to each person determined by  
47 the director to be an eligible claimant 【under this act】 pursuant to  
48 P.L.1997, c.348 (C.54:4-8.67 et seq.) and shall be made according

1 to the following schedule: **【**on or before July 15, 1999 and July 15  
2 annually thereafter, except that the payment of any homestead  
3 property tax reimbursement amount for an eligible claimant whose  
4 application is filed during the period May 1 through June 1 shall be  
5 mailed on or before September 1 annually. Provided further,  
6 however, that the payment of any homestead property tax  
7 reimbursement amount for an eligible claimant whose application is  
8 filed during a period after June 1 pursuant to an extended  
9 application deadline as may be designated by the director shall be  
10 mailed on or before such latter mailing date as the director may  
11 determine.**】**

12 (1) for applications received on or before May 1 of the tax year,  
13 the reimbursement amount shall be paid on or before July 15 of that  
14 tax year; and

15 (2) for applications received on or after May 1 of the tax year,  
16 the reimbursement amount shall be made on a rolling monthly  
17 basis.

18 b. All payments made pursuant to this section shall be  
19 appropriated from receipts in the Casino Revenue Fund.

20 (cf: P.L.2003, c.30, s.2)

21

22 19. (New section) The Director of the Division of Taxation in  
23 the Department of the Treasury is authorized to take any  
24 administrative action with respect to the Stay NJ program,  
25 P.L.2023, c.75 (C.54:4-8.75a et al.), the homestead property tax  
26 reimbursement program, P.L.1997, c.348 (C.54:4-8.67 et seq.), or  
27 the ANCHOR Property Tax Relief Program that may be necessary  
28 to implement the provisions of P.L. , c. (C. ) (pending  
29 before the Legislature as this bill).

30

31 20. Section 3 of P.L.2021, c.371 (C.47:1B-3) is amended to read  
32 as follows:

33 3. a. The following exceptions shall apply to the requirement to  
34 redact, and the prohibition against the disclosure of, a home address  
35 pursuant to section 2 of P.L.2021, c.371 (C.47:1B-2) in accordance  
36 with section 2 of P.L.2015, c.226 (C.47:1-17), section 1 of  
37 P.L.1995, c.23 (C.47:1A-1.1), or section 6 of P.L.2001, c.404  
38 (C.47:1A-5):

39 (1) Copies of voter registration files maintained in the Statewide  
40 voter registration system pursuant to section 2 of P.L.2005, c.145  
41 (C.19:31-32) and maintained by the commissioner of registration in  
42 each county pursuant to R.S.19:31-3 shall be provided as redacted  
43 pursuant to section 2 of P.L.2021, c.371 (C.47:1B-2), except that  
44 copies of the files as unredacted pursuant thereto shall be provided  
45 to the following individuals, upon the individual's signing of an  
46 affidavit attesting to the individual's qualifying status pursuant  
47 hereto:

1 (a) the chairperson of the county or municipal committee of a  
2 political party, as appropriate under R.S.19:7-1, or a designee  
3 thereof, for distribution to any person authorized to serve as a  
4 challenger pursuant to R.S.19:7-1 or section 2 of P.L.2021, c.40  
5 (C.19:15A-2), subject to the limitations in section 1 of P.L.1960,  
6 c.82 (C.19:7-6.1); and the unredacted copies may only be used for  
7 the purpose specified in R.S.19:7-5;

8 (b) a candidate, or a designee thereof, for distribution to a  
9 challenger appointed thereby pursuant to section 2 of P.L.2021, c.40  
10 (C.19:15A-2) for the person's use in accordance with R.S.19:7-5;

11 (c) a candidate acting as a challenger pursuant to R.S.19:7-2 or  
12 the other person appointed thereunder, for use in accordance with  
13 R.S.19:7-5;

14 (d) any vendor, contractor, or organization carrying out a  
15 function of a county or of the State concerning the administration or  
16 conduct of elections; and

17 (e) upon order of a judge of the Superior Court after a finding  
18 that the unredacted copy is necessary to determine the merits of a  
19 petition filed in accordance with R.S.19:29-3, a person filing such  
20 petition or the respondent or both.

21 This paragraph shall apply to registry lists as described in section  
22 2 of P.L.1947, c.347 (C.19:31-18.1).

23 (2) Other than as provided in subparagraphs (d) and (e) of  
24 paragraph (4) of this subsection, a document affecting the title to  
25 real property, as defined by N.J.S.46:26A-2, recorded and indexed  
26 by a county recording officer, or as otherwise held or maintained by  
27 the Division of Taxation, a county board of taxation, a county tax  
28 administrator, or a county or municipal tax assessor, that contains  
29 an address subject to redaction or nondisclosure consistent with this  
30 act, P.L.2021, c.371 (C.47:1B-1 et al.):

31 may instead or in addition include the redaction and  
32 nondisclosure of the names or other information of approved  
33 covered persons, as specified by the Director of the Division of  
34 Taxation, which redaction and nondisclosure may include masking  
35 of such names or other information, and

36 shall be provided as unredacted to the following persons when  
37 requested in such person's ordinary course of business:

38 (a) a title insurance company, a title insurance agent, or an  
39 approved attorney, as defined in section 1 of P.L.1975, c.106  
40 (C.17:46B-1);

41 (b) a mortgage guarantee insurance company, as described in  
42 section 4 of P.L.1968, c.248 (C.17:46A-4);

43 (c) a mortgage loan originator, as defined in section 3 of  
44 P.L.2009, c.53 (C.17:11C-53);

45 (d) a registered title search business entity, as defined in section  
46 4 of P.L.2021, c.371 (C.17:46B-1.1);

47 (e) a real estate broker, a real estate salesperson, a real estate  
48 broker-salesperson, a real estate salesperson licensed with a real

1 estate referral company, or a real estate referral company, as such  
2 terms are defined in R.S.45:15-3; and

3 (f) an individual or business that has made or received an offer  
4 for the purchase of real estate and real property, or any portion  
5 thereof, to or from a covered person whose address is subject to  
6 redaction or nondisclosure pursuant to section 2 of P.L.2021, c.371  
7 (C.47:1B-2).

8 This act shall not be construed to prohibit a county recording  
9 officer from returning a document as unredacted to any person who  
10 submitted the document for recordation.

11 (3) A home address as unredacted may be provided by a public  
12 agency to the majority representative of such agency's employees.

13 (4) The following shall not be subject to redaction or  
14 nondisclosure pursuant to section 2 of P.L.2021, c.371 (C.47:1B-2):

15 (a) records and documents, including Uniform Commercial  
16 Code filings and financing statements, maintained by the Division  
17 of Revenue and Enterprise Services in the Department of the  
18 Treasury;

19 (b) petitions naming candidates for office pursuant to R.S.19:13-  
20 1 and R.S.19:13-4;

21 (c) petitions signed in accordance with R.S.19:13-6;

22 (d) records evidencing any lien, judgement, or other  
23 encumbrance upon real or other property;

24 (e) assessment lists subject to inspection pursuant to R.S.54:4-  
25 38 when inspected in person;

26 (f) the index of all recorded documents maintained by a county  
27 recording officer as under N.J.S.46:26A-8 when inspected in  
28 person; and

29 (g) property that is presumed abandoned under the "Uniform  
30 Unclaimed Property Act," P.L.1989, c.58 (C.46:30B-1 et seq.).

31 (5) A public agency may share unredacted information with any  
32 vendor, contractor, or organization to carry out the purposes for  
33 which the public agency entered into an agreement with the vendor,  
34 contractor, or organization. The vendor, contractor, or organization  
35 shall not use such information in any manner other than as  
36 necessary to carry out the purposes of the agreement.

37 (6) For a record or other document containing a home address  
38 required to be redacted pursuant to section 2 of P.L.2021, c.371  
39 (C.47:1B-2) that, because of the characteristics or properties of the  
40 record or document, is only available to be viewed in person, a  
41 custodian or other government official shall make every reasonable  
42 effort to hide such address when allowing an individual without  
43 authority to view such address as unredacted to view the record or  
44 document.

45 (7) For the purposes of the calculation of property tax benefits  
46 and the administration of property tax credits for eligible claimants  
47 pursuant to the "Stay NJ Act," P.L.2021, c.75 (C.54:4-8.75a et al.),  
48 municipalities may share unredacted property tax information with

1 the Director of the Division of Taxation in the Department of the  
2 Treasury, and the director may provide to municipalities unredacted  
3 amounts of property tax credits to be applied against property tax  
4 bills of eligible claimants.

5 b. Nothing in this act shall be construed to require redaction or  
6 nondisclosure of any information in any document, record,  
7 information, or database shared with or otherwise provided to any  
8 other government entity.

9 c. Information otherwise subject to redaction or nondisclosure  
10 pursuant to section 2 of P.L.2021, c.371 (C.47:1B-2) may be  
11 provided as unredacted upon order of a judge of the Superior Court  
12 or of any other court of competent jurisdiction.

13 d. This section shall not be construed to require a record to be  
14 made available that is not otherwise required to be made available  
15 under any other law or regulation.

16 e. The Director of the Division of Taxation may issue any  
17 guidance, guidelines, or rules and regulations necessary to  
18 effectuate the purposes of this section. The rules and regulations  
19 shall be effective immediately upon filing with the Office of  
20 Administrative Law for a period not to exceed 18 months, and shall,  
21 thereafter, be amended, adopted, or readopted in accordance with  
22 the provisions of the "Administrative Procedure Act," P.L.1968,  
23 c.410 (C.52:14B-1 et seq.).

24 (cf: P.L.2021, c.371, s.3)

25

26 21. R.S.54:50-8 is amended to read as follows:

27 54:50-8. a. The records and files of the director respecting the  
28 administration of the State Uniform Tax Procedure Law or of any  
29 State tax law, or respecting the administration of the Stay NJ  
30 property tax credit, the ANCHOR Property Tax Relief Program, and  
31 the homestead property tax reimbursement program, shall be  
32 considered confidential and privileged and neither the director nor  
33 any employee engaged in the administration thereof or charged with  
34 the custody of any such records or files, nor any former officer or  
35 employee, nor any person who may have secured information  
36 therefrom under subsection d., e., f., g., p., q., r., or s. of R.S.54:50-  
37 9 or any other provision of State law, shall divulge, disclose, use for  
38 their own personal advantage, or examine for any reason other than  
39 a reason necessitated by the performance of official duties any  
40 information obtained from the said records or files or from any  
41 examination or inspection of the premises or property of any  
42 person. Neither the director nor any employee engaged in such  
43 administration or charged with the custody of any such records or  
44 files shall be required to produce any of them for the inspection of  
45 any person or for use in any action or proceeding except when the  
46 records or files or the facts shown thereby are directly involved in  
47 an action or proceeding under the provisions of the State Uniform  
48 Tax Procedure Law or of the State tax law affected, or where the

1 determination of the action or proceeding will affect the validity or  
2 amount of the claim of the State under some State tax law, or in any  
3 lawful proceeding for the investigation and prosecution of any  
4 violation of the criminal provisions of the State Uniform Tax  
5 Procedure Law or of any State tax law.

6 b. The prohibitions of this section, against unauthorized  
7 disclosure, use or examination by any present or former officer or  
8 employee of this State or any other individual having custody of  
9 such information obtained pursuant to the explicit authority of State  
10 law, shall specifically include, without limitation, violations  
11 involving the divulgence or examination of any information from or  
12 any copy of a federal return or federal return information required  
13 by New Jersey law to be attached to or included in any New Jersey  
14 return. Any person violating this section by divulging, disclosing or  
15 using information shall be guilty of a crime of the fourth degree.  
16 Any person violating this section by examining records or files for  
17 any reason other than a reason necessitated by the performance of  
18 official duties shall be guilty of a disorderly persons offense.

19 c. Whenever records and files are used in connection with the  
20 prosecution of any person for violating the provisions of this section  
21 by divulging, disclosing or using records or files or examining  
22 records and files for any reason other than a reason necessitated by  
23 the performance of official duties, the defendant shall be given  
24 access to those records and files. The court shall review such  
25 records and files in camera, and that portion of the court record  
26 containing the records and files shall be sealed by the court.

27 (cf: P.L.2021, c.167, s.5)

28

29 22. Section 3 of P.L.1996, c.60 (C.54A:3A-17) is amended to  
30 read as follows:

31 3. a. A resident taxpayer under the "New Jersey Gross Income  
32 Tax Act," N.J.S.54A:1-1 et seq., shall be allowed a deduction from  
33 gross income for the amount of property tax credit, as defined in  
34 section 1 of P.L.2018, c.11 (C.54:4-66.6), plus property taxes paid  
35 by the resident taxpayer, the total of which shall not exceed  
36 \$15,000, subject to the limitations of subsection f. of this section.  
37 Property taxes deductible under this section shall be due and paid  
38 for the calendar year in which the taxes are due and payable on the  
39 taxpayer's homestead.

40 b. A deduction for property taxes or property tax credits shall  
41 be allowed pursuant to this section in relation to the amount of the  
42 property taxes or property tax credits actually paid by **【**or allocable  
43 **to】** a resident taxpayer who has more than one homestead, but the  
44 aggregate amount of the property taxes or property tax credits  
45 claimed shall not exceed the total of the proportionate amounts of  
46 property taxes **【**assessed and levied against or allocable to**】** paid for  
47 each homestead for the portion of the taxable year for which the  
48 taxpayer occupied it as the taxpayer's principal residence.

1 c. If title to a homestead is held by more than one individual as  
2 joint tenants or tenants in common, each individual shall be allowed  
3 a deduction pursuant to this section only in relation to the  
4 individual's proportionate share of the property taxes assessed and  
5 levied against the homestead. The proportionate share shall be  
6 equal to that of all other individuals who hold the title, but if the  
7 conveyance under which the title is held provides for unequal  
8 interests therein, a taxpayer's share of the property taxes shall be in  
9 proportion to the taxpayer's interest in the title.

10 d. If title to a homestead is held by a husband and wife who  
11 own the homestead as tenants by the entirety, or if that husband and  
12 wife are both residential shareholders of a cooperative or mutual  
13 housing corporation and occupy the same homestead therein, and  
14 who elect to file separate income tax returns pursuant to the "New  
15 Jersey Gross Income Tax Act," N.J.S.54A:1-1 et seq., that husband  
16 and wife shall each be entitled to one-half of the deduction for  
17 property taxes for which they may be jointly eligible pursuant to  
18 this section.

19 e. If the homestead is a dwelling house consisting of more than  
20 one unit, that taxpayer shall be allowed a deduction for property  
21 taxes or property tax credits only in relation to the proportionate  
22 share of the property taxes assessed and levied against the  
23 residential unit occupied by the taxpayer, as determined by the local  
24 tax assessor.

25 f. Notwithstanding the provisions of subsection a. of this  
26 section to the contrary: (1) a resident taxpayer shall be allowed a  
27 deduction for a taxpayer's taxable year beginning during 1996 based  
28 on 50% of the property taxes not in excess of \$5,000 paid on the  
29 taxpayer's homestead; and (2) a resident taxpayer shall be allowed a  
30 deduction for a taxpayer's taxable year beginning during 1997 based  
31 on 75% of the property taxes not in excess of \$7,500 paid on the  
32 taxpayer's homestead.

33 g. Notwithstanding any other provision of this section, the  
34 deduction allowed under this section to a resident taxpayer eligible  
35 to receive a homestead property tax reimbursement pursuant to  
36 P.L.1997, c.348 (C.54:4-8.67 et al.) shall not exceed that resident  
37 taxpayer's base year property tax liability as determined pursuant to  
38 P.L.1997, c.348 (C.54:4-8.67 et al.).

39 h. Notwithstanding any other provision of this section, for the  
40 taxable year beginning January 1, 2009, a taxpayer who has gross  
41 income for the taxable year of more than \$250,000 and is not:

- 42 (1) 65 years of age or older at the close of the taxable year; or  
43 (2) allowed to claim a personal deduction as a blind or disabled  
44 taxpayer pursuant to subsection (b) of N.J.S.54A:3-1, shall not be  
45 allowed a deduction pursuant to this section;

46 provided however, the deduction for a taxpayer who has gross  
47 income for the taxable year of more than \$150,000 but not  
48 exceeding \$250,000 and is not:

1 (1) 65 years of age or older at the close of the taxable year; or  
2 (2) allowed to claim a personal deduction as a blind or disabled  
3 taxpayer pursuant to subsection (b) of N.J.S.54A:3-1, shall not  
4 exceed \$5,000.

5 (cf: P.L.2018, c.45, s.1)

6  
7 23. Section 5 of P.L.1996, c.60 (C.54A:3A-19) is amended to  
8 read as follows:

9 5. a. If a taxpayer who is eligible for a deduction for property  
10 taxes paid under section 3 of **【this act】** P.L.1996, c.60 (C.54A:3A-  
11 17) for a part of the taxable year is also eligible for a deduction for  
12 rent constituting property taxes under section 4 of this act for a part  
13 of the taxable year, the taxpayer shall be allowed a deduction, not in  
14 excess of \$15,000, subject to the limitations of subsection b. of this  
15 section, the amount of which shall be equal to the sum of the  
16 amount of property tax credit, as defined in section 1 of P.L.2018,  
17 c.11 (C.54:4-66.6), plus the amount of property taxes due and paid  
18 for the calendar year in which the property taxes are due and  
19 payable on a homestead that is not a unit of residential rental  
20 property and the amount of rent constituting property taxes due and  
21 paid for the calendar year in which the rent constituting property  
22 taxes is due and payable for the occupancy of a homestead that is a  
23 unit of residential rental property, provided however, that the  
24 amount of property taxes and property tax credits shall be subject to  
25 the limitations set forth in subsections b. through e. of section 3 of  
26 P.L.1996, c.60 (C.54A:3A-17) and the amount of rent constituting  
27 property taxes shall be subject to the limitations set forth in  
28 subsections b. and c. of section 4 of P.L.1996, c.60 (C.54A:3A-18)  
29 as may be applicable.

30 b. Notwithstanding the provisions of subsection a. of this  
31 section to the contrary: (1) a taxpayer who is eligible for a  
32 deduction for property taxes paid under section 3 of **【this act】**  
33 P.L.1996, c.60 (C.54A:3A-17) for a part of the taxable year and is  
34 also eligible for a deduction for rent constituting property taxes  
35 under section 4 of **【this act】** P.L.1996, c.60 (C.54A:3A-18) for a  
36 part of the taxable year, shall be allowed a deduction for the  
37 taxpayer's taxable year beginning during 1996 based on 50% of an  
38 amount not in excess of \$5,000, the amount of which shall be equal  
39 to the sum of the amount of property taxes paid on a homestead that  
40 is not a unit of residential rental property and the amount of rent  
41 constituting property taxes paid for the occupancy of a homestead  
42 that is a unit of residential rental property; and (2) a taxpayer who is  
43 eligible for a deduction for property taxes paid under section 3 of  
44 **【this act】** P.L.1996, c.60 (C.54A:3A-17) for a part of the taxable  
45 year and is also eligible for a deduction for rent constituting  
46 property taxes under section 4 of **【this act】** P.L.1996, c.60  
47 (C.54A:3A-18) for a part of the taxable year, shall be allowed a

1 deduction for the taxpayer's taxable year beginning during 1997  
2 based on 75% of an amount not in excess of \$7,500, the amount of  
3 which shall be equal to the sum of the amount of property taxes  
4 paid on a homestead that is not a unit of residential rental property  
5 and the amount of rent constituting property taxes paid for the  
6 occupancy of a homestead that is a unit of residential rental  
7 property.  
8 (cf: P.L.2018, c.45, s.3)  
9  
10 24. This act shall take effect immediately.