

Property Tax Relief Information

Senior Tax Freeze Program –

The Property Tax Reimbursement Program reimburses eligible senior citizens and disabled persons for property tax increases. The amount of the reimbursement is the difference between the amount of property taxes that were due and paid for the "base year" (the first year that you met all the eligibility requirements) and the amount due and paid for the current year for which you are applying for the reimbursement, provided the amount paid for the current year was greater. You must meet all the eligibility requirements for the base year and for each succeeding year, up to and including the current year to qualify for the reimbursement.

1. Applicant is age 65 or older or receiving Federal Social Security disability benefits; and
2. Applicant has lived in New Jersey continuously for at least the last 10 years, as either a homeowner or a renter; and
3. Applicant has owned and lived in a home (or has leased a site in a mobile home park on which the applicant has placed a manufactured or mobile home that the applicant owns) for at least the last 3 years; and
4. Applicant has paid the full amount of property taxes (or site fees if one is a mobile home owner) that were due for the base year and for each succeeding year, up to and including the year for which reimbursement is claimed; and
5. Applicant meets the income limits for the base year and for each succeeding year, up to and including the year for which reimbursement is claimed.

Residents who receive homestead benefits and/or property tax credits or deductions may also receive the property tax reimbursement if they meet the eligibility requirements. However, the total of all property tax relief benefits that you receive (property tax reimbursement, homestead benefit, property tax deduction for senior citizens/disabled persons, and property tax deduction for veterans) cannot exceed the amount of property taxes (or rent/mobile home park site fees constituting property taxes) paid on your principal residence for the same year.

Under New Jersey law, if an applicant receives a property tax reimbursement that is larger than the amount for which they are eligible, the applicant will be required to repay any excess received. The amount owed can be deducted from any property tax reimbursement, income tax refund or credit, or homestead benefit before the payment is issued.

Under the terms of the State Budget for FY 2012, residents applying for the 2010 reimbursement must have total income for both 2009 and 2010 that is \$70,000 or less (the original limit was \$80,000). These limits apply regardless of marital/civil union status. However, applicants who are married or in a civil union must report combined income of both spouses/CU partners.

If the residence is in a multiple-unit building that the applicant owns, and the building has more than four units, then the taxpayer is not eligible for a property tax reimbursement. Taxpayers are also not eligible if the building has four units or less, but more than one commercial unit.

Please Note: While residents whose income was over \$70,000 but not over the original income limit of \$80,000 will not receive reimbursements for 2010, even if they met all the other program requirements, they should still apply to establish their eligibility for benefits in future years. Even though these applicants will not get a check for 2010, they have established their “base year” for any future reimbursements for which they may be eligible, and they will receive a notice advising them of this.

Filing deadline for 2010 applications is **Monday, October 31, 2011.**

Homestead Benefit Program –

Eligibility

If you ***were age 65 or older and/or disabled*** on December 31, 2010, you are eligible for a 2010 New Jersey homestead benefit if your domicile (or permanent legal residence) is in New Jersey and you meet the following conditions:

- Owned and occupied a home in New Jersey that was your principal residence on October 1, 2010;
- Have New Jersey gross income for 2010 of \$150,000 or less before exemptions and deductions. This does not include income that is not subject to New Jersey gross income tax such as Social Security, Railroad Retirement benefits, or unemployment compensation. View list of other nontaxable income. The \$150,000 income limit applies to a single individual, a married/civil union couple living in the same residence, and a married/civil union partner maintaining a residence separate from their spouse/civil union partner.
- The home must have been subject to local property taxes, and 2010 property taxes must be paid. However, the State Budget mandates that the 2010 benefit will have been calculated using 2006 property taxes. See Benefit Amounts by Income Limits for Homeowners Age 65 or Older and/or Disabled.

If you were ***under age 65 and NOT disabled*** on December 31, 2010, you are eligible for a 2010 New Jersey homestead benefit if your domicile (or permanent legal residence) is in New Jersey and you meet the following conditions:

- **Have New Jersey gross income for 2010 of \$75,000 or less before exemptions and deductions.** This does not include income that is not subject to New Jersey gross income tax such as Social Security, Railroad Retirement benefits, or unemployment compensation. View list of other nontaxable income. The \$75,000 income limit applies to a single individual, a married/civil union couple living in the same residence, and a married/civil union partner maintaining a residence separate from their spouse/civil union partner.
- Owned and occupied a home in New Jersey that was your principal residence on October 1, 2010;
- The home must have been subject to local property taxes, and 2010 property taxes must have been paid. However, the State Budget mandates that the 2010 benefit will be calculated using 2006 property taxes. See Benefit Amounts by Income Limits for Homeowners under Age 65 and NOT Disabled.

If you were not a homeowner on October 1, 2010, you are not eligible for a 2010 homestead benefit, even if you owned a home for part of the year.

New Jersey residents are not eligible for a homestead benefit if no property taxes are paid on their dwellings. This includes:

- Homeowners completely exempt from paying property taxes on their principal residence. This can include certain disabled veterans and their unmarried surviving spouses/surviving civil union partners/surviving domestic partners who may claim a 100% exemption from local property taxes under certain conditions.
- Homeowners who made P.I.L.O.T. (Payments-in-Lieu-of-Tax) payments to their municipality.

How to File

Most homeowners will file their applications either online or by phone (1-877-658-2972). Homeowners who need to file a paper application can request one through either of the automated filing systems after entering their ID and PIN. The Internet and automated phone filing systems are available 24 hours a day, 7 days a week. The filing deadline is October 31, 2011.

Benefit Amount

Eligible homeowners will receive their homestead benefit for 2010 as a credit applied in one or more installments to 2012 property tax bills. However, any homestead benefit for which you are eligible will be issued in the form of a check (or direct deposit) if (1) your principal residence was a unit in a co-op or continuing care retirement community or (2) you stated in your application that you no longer own the property that was your principal residence on October 1, 2010.

The amount of the benefit is based on an applicant's income, filing status, property taxes, and whether the applicant was age 65 or older or eligible to claim an exemption as blind or disabled for tax year 2010. The State Budget mandates that the 2010 benefit will be calculated using 2006 property taxes. Under the terms of the Budget, the 2010 benefit amount cannot exceed the homestead rebate amount paid for 2006 unless there has been a change in an applicant's filing characteristics. "Filing characteristics" means a reduction in income range, a change in age/disability status or filing status, or an increase in percentage of ownership.

Amounts received under the Homestead Benefit Program are in addition to the State's other property tax relief programs. The total amount of all property tax relief benefits received (homestead benefit, property tax reimbursement, property tax deduction for senior citizens/disabled persons, and property tax deduction for veterans) cannot exceed the amount of property taxes paid on the applicant's principal residence for the same year.

Under New Jersey law, if an applicant receives a benefit that is larger than the amount for which they are eligible, the applicant will be required to repay any excess received. The amount owed can be deducted from the applicant's homestead benefit or income tax refund or credit before the payment is issued.

- [Benefit Amounts by Income Limits for Homeowners Age 65 or Older and/or Disabled](#)
- [Homestead Benefit Frequently Asked Questions](#)

Annual Property Tax Deduction for Senior Citizens, Disabled Persons –

Annual deduction of up to \$250 from property taxes for homeowners age 65 or older or disabled who meet certain income and residency requirements. This benefit is administered by the local municipality.

Annual Deduction for Veterans –

Annual deduction of up to \$250 from taxes due on the real or personal property of qualified war veterans and their unmarried surviving spouses/surviving civil union partners/surviving domestic partners. This benefit is administered by the local municipality.

Property Tax Exemption for Disabled Veterans –

Full exemption from property taxes on a principal residence for certain totally and permanently disabled war veterans and their unmarried surviving spouses/surviving civil union partners/surviving domestic partners. Unmarried surviving spouses/surviving civil union partners/surviving domestic partners of servicepersons who died on wartime active duty may also qualify. This benefit is administered by the local municipality.

Additional information on tax benefit programs and applications can be obtained by contacting the Tax Collector at (973) 827-9280.