ANCHOR replaces the [Homestead Benefit](https://www.state.nj.us/treasury/taxation/homestead/geninf.shtml) program.

This program provides property tax relief to New Jersey residents who owned or rented their principal residence (main home) on October 1, 2019, and met the income limits.

Homeowners

You are considered a homeowner if, on October 1, 2019, you:

* Owned a house,
* Owned a condominium and paid property taxes on your unit;
* Were a resident shareholder of a cooperative housing complex;
* Were a resident of a continuing care retirement community and your continuing care contract requires you to pay the proportionate share of property taxes attributable to your unit.

You **do not qualify** if your residence was completely exempt from paying property taxes or you made P.I.L.O.T. (Payments-in-Lieu-of-Tax) payments.

[General FAQs about ANCHOR](https://www.state.nj.us/treasury/taxation/anchor/general-faq.shtml)

[Learn More](https://www.state.nj.us/treasury/taxation/anchor/home.shtml)

Tenants

You are considered a tenant if, on October 1, 2019, you:

* Rented an apartment, condominium, or house;
* Rented or owned a mobile home located in a mobile home park.

You **do not qualify** if you lived in tax-exempt, subsidized, or campus housing.

[General FAQs about ANCHOR](https://www.state.nj.us/treasury/taxation/anchor/general-faq.shtml)

Frequently Asked Questions (FAQs)

**1. When is the application deadline?**

The deadline is December 30, 2022.

**2. Who is eligible for the ANCHOR program?**

ANCHOR eligibility is as follows:

* Homeowners with incomes of $150,000 or less will receive $1,500.
* Homeowners with incomes more than $150,000 and up to $250,000 will receive $1,000.
* Renters with incomes of $150,000 or less will receive $450.

**3. How do I apply?**

Eligible homeowners can apply online, by phone, or upload or mail a paper application and necessary attachments using our [electronic filing system](https://www1.state.nj.us/TYTR_Saver/jsp/common/HBWelcome.jsp).

Eligible renters can apply online, or upload or mail a paper application and necessary attachments using our [electronic filing system](https://www1.state.nj.us/TYTR_Saver/jsp/common/HBWelcome.jsp) (no phone option).

[**Apply online**](https://www1.state.nj.us/TYTR_Saver/jsp/common/HBWelcome.jsp)

Apply by phone: 1-877-658-2972

https://www.state.nj.us/treasury/taxation/anchor/index.shtml