



September 17, 2021

Dear Tax Collector:

New Jersey homeowners soon will receive their 2018 Homestead Benefit filing information mailers. The deadline for filing a Homestead application is **Tuesday, November 30, 2021**.

We expect mailers to begin arriving at homes on the following dates:

<u>County</u>	<u>Delivery</u>
Camden, Hudson, Morris	September 13
Burlington, Essex, Gloucester, Salem	September 15
Atlantic, Bergen, Cumberland, Warren	September 17
Cape May, Mercer, Ocean	September 20
Monmouth, Somerset, Union	September 22
Hunterdon, Middlesex, Passaic, Sussex	September 24

Please do not call about a missing mailer until at least two weeks after the expected delivery date for a county.

Using the same schedule as for printed mailers, the Division will send emails to homeowners who have asked to receive filing information electronically.

With few exceptions, eligible homeowners must file applications online or by phone. **Homeowners who have already sold the home that was their principal residence on October 1, 2018, or who plan to sell** should visit the Division's website nj.gov/taxation and select Property Tax Relief Programs for additional guidance.

The online application nj.gov/taxation and the automated telephone filing system will be available 24 hours a day, seven days a week during the filing period at 1-877-658-2972.

To be eligible, homeowners must meet the following conditions:

- Owned and occupied a home in New Jersey that was their principal residence on October 1, 2018;
- Had New Jersey gross income for 2018 that was not more than \$150,000 for homeowners who were 65 or older, or disabled, and not more than \$75,000 for homeowners who were under age 65 and not disabled. The income limits apply 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 was subject to local property taxes, and the 2018 property taxes were paid;
- Recipient's permanent legal residence was in New Jersey.

The benefit amount will be calculated based on 2017 property taxes for each home. Most homeowners will receive their benefits as credits on their property tax bills. They can expect to receive a property tax bill or other notice (advice copy) from their tax collectors reflecting the amount of the benefit.

Homeowners who indicated when filing that they no longer own the property, or those whose principal residence was a unit in a co-op or continuing care retirement community, will receive their benefit by check or direct deposit.

Residents should not confuse the Homestead Benefit with the Senior Freeze. They are separate programs with different eligibility requirements, different applications, and different filing schedules. Applicants can receive benefits under both programs if they qualify. The total amount of property tax relief a homeowner receives, however, cannot exceed the property taxes paid on the principal residence for the same year.

If you have any questions about the Homestead Benefit or Senior Freeze programs, please call us at 609-633-8433, or email us at nj.propertytaxrelief@treas.nj.gov.

Please do not provide the phone number or email address above to the public. Members of the public should be referred to the following:

Homestead Benefit (for questions by homeowners):

- To file applications by phone: 1-877-658-2972
- To file applications online: nj.gov/taxation
- To ask questions: 1-888-238-1233
- In-person assistance at Taxation Regional Information Centers: nj.gov/treasury/taxation/contact.shtml
- Online information: nj.gov/treasury/taxation/homestead/geninf.shtml

Senior Freeze:

- To ask questions or to order an application: 1-800-882-6597
- To check the status of a filed application: 1-800-882-6597
- To listen to information: 1-800-323-4400
- In-person assistance at Taxation Regional Information Centers: nj.gov/treasury/taxation/contact.shtml
- Online information: nj.gov/treasury/taxation/ptr/index.shtml

Text Telephone Service (TTY/TDD) for Hearing-Impaired Users: 1-800-286-6613 or 609-984-7300

Taxation email address for Homestead Benefit, Senior Freeze, and general tax questions:

nj.taxation@treas.nj.gov

Sincerely,

John J. Ficara
Acting Director
Division of Taxation