

# New Jersey Property Tax Relief Programs

## Homestead Rebate

**Who is eligible:** Homeowners and tenants who owned and occupied their principal residence in New Jersey on October 1, 2009; and who paid property taxes on that dwelling either directly or through rent.

**Rebate amount:** Division of Taxation will calculate the amount of your rebate based on the information you provide. The rebate amount is determined by your income, filing status, and whether you were age 65 or older, or eligible to claim an exemption as blind or disabled for tax year 2009. Rebate amounts and qualifications for eligibility are subject to restrictions due to State budgetary constraints.

**Information about the Homestead Rebate Program is not yet available.**

**How to File: Homeowners:** Applications for the homestead rebate are expected to be mailed out at the end of April, and homeowners should apply either online at: [www.njtaxation.org](http://www.njtaxation.org) or by phone at 1-877-658-2972 (toll-free within NJ, NY, PA, DE and MD) or 609-826-4288 (anywhere.) Homeowners do not use the application in the TR-1040 NJ Tax booklet.

**Tenants:** The application for the tenant rebate, Form TR-1040, is contained in the New Jersey Income tax return booklet. Those who rented and occupied a home in New Jersey that was their principal residence on October 1, 2009, and who meet the requirements are eligible.

**When to File: Homeowners:** Seniors and disabled homeowners should not file for rebate using the application in the 2009 New Jersey income tax return booklet. Applications for the homeowner rebate are expected to be mailed at the end of April and homeowners must file applications by phone or online before **June 1, 2010.**

**Tenants:** If you are required to file a 2009 New Jersey income tax return, you must complete your tenant homestead rebate application and file it the same time you file your NJ-1040 return. Filing deadline is **April 15, 2010.** If you are not required to file a 2009 New Jersey income tax return because your income is below the minimum filing threshold, you have until **November 1, 2010,** to file for your 2009 tenant Homestead rebate application, Form TR-1040.

**NOTE: Information about New Jersey property tax relief programs is subject to change. Rebate amounts and qualifications for eligibility are subject to restrictions due to State budgetary constraints. Information on 2009 rebate eligibility and amounts will not be available until July 2010.**

# Property Tax Reimbursement

**Who is eligible:** Homeowners, including owners of mobile homes located in mobile home parks, age 65 or older, or receiving Federal Social Security disability benefits as of 12/31/08.

Income Limits:

**2008:** \$70,000 Single  
\$70,000 Couple

**2009:** \$80,000 Single  
\$80,000 Couple

Those who paid property taxes on their principal residence in NJ either directly or through mobile home park site fees for both 2008 and 2009.

To establish "base year," applicants must be New Jersey residents for at least the past 10 years, since before 1/1/99, and

Living in the home for which reimbursement is being claimed for at least the last 3 years, since before 1/1/06, and

Must meet certain income limits (see Income Limits chart).

Applicants must meet all requirements for both base year and reimbursement year.

**What is it:** Reimbursement is the difference between the amount of property taxes paid for the base year and amount paid for the reimbursement year.

**How to File:** Form PTR-1 for residents applying for reimbursement for the first-time  
Form PTR-2 for residents who received a reimbursement last year.

**When to File:** By **June 1, 2010.**

## Property Tax Deduction/Credit

**Who is eligible:** Homeowners and tenants who paid property taxes on their principal residence in New Jersey either directly or through rent during the year

**What is it:** Either: (a) Deduction from taxable income of the total amount of property taxes paid on principal residence (for tenants, 18% of rent) or \$10,000, *whichever is less*; or (b) \$50 refundable credit

**How to File:** Form NJ-1040, a return filed electronically using NJ WebFile, NJ TeleFile, or approved vendor software, or Form HR-1040 if not required to file an income tax return

## Other Benefits

The local municipality administers these benefits.

- **Annual Property Tax Deduction for Senior Citizens:** Annual deduction of up to \$250 from property taxes for homeowner's age 65 or older or disabled who meet certain income and residency requirements.
- **Annual Deduction for Veterans:** Annual deduction of up to \$250 from taxes due on real or personal property of qualified war veterans and their unmarried surviving spouses/surviving civil union partners/surviving domestic partners.
- **Annual 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.

**Note:** The Civil Union Act (P.L. 2006, c.103) established civil unions in New Jersey for couples of the same sex. Beginning with tax year 2007, partners to a civil union recognized under New Jersey law are accorded the same status as married couples. When applying for the property tax reimbursement, civil union partners will use the status married/CU couple only for tax years beginning on or after January 1, 2007. Civil union couple status does not apply for tax year 2006.

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