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MIDDLESEX COUNTY • NJ

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BOARD OF COUNTY COMMISSIONERS

July 18, 2025

Dear Middlesex County Resident

RE: Stay NJ

I hope this message finds you well. I wanted to share important information about the Stay NJ program, a new initiative introduced by the State of New Jersey to provide meaningful and real property tax relief for senior homeowners. Beginning in 2026, eligible residents aged 65 and older may receive a reimbursement of up to 50% off their property tax bill, with a maximum annual benefit of $6,500. To qualify, homeowners must have owned and occupied their primary residence in New Jersey for the entire calendar year of 2024 and have an annual income of $500,000 or less. If you are under the age of 65, but are receiving Federal Social Security Disability, you will also be able to qualify for the Stay NJ program. Please note that mobile homeowners are not eligible for this particular program.

The Stay NJ program is designed to work in tandem with existing property tax relief efforts, including the ANCHOR and Senior Freeze programs. To simplify the process, the state has introduced a single, streamlined application called PAS-1. This Application will allow all eligible residents to apply for all three programs at once. After submitting the PAS-1 form, the state will review your information and determine which program or combination of programs will provide you with the greatest financial benefit. The application period runs from February 1 through October 31, 2025, with payments anticipated to be distributed in early 2026. This program represents a significant step toward helping seniors stay in their homes and communities by alleviating the rising cost of property taxes.

Middlesex County is making it a priority to ensure our residents are informed about this transformative property tax relief opportunity. If you believe you may qualify, we encourage you to begin preparing now and take advantage of this important benefit. For questions, please don't hesitate to contact our office or reach out to the New Jersey Department of the Treasury for additional guidance. You can also visit the Middlesex County Real Property Tax Relief webpage at: https://middlesexcountynj.gov/taxrelief for information on how to apply, resources, and additional information. Our goal is to ensure that every eligible Middlesex County resident is aware of and able to take full advantage of this real property tax relief.

Sincerely,

Ronald G. Rios
County Commissioner Director

Claribel Azcona-Barber
County Commissioner

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COUNTY OF MIDDLESEX