

CHAPTER 29
LANDLORD-TENANT RELATIONS

Authority

N.J.S.A. 52:27D-3(e).

Source and Effective Date

R.2011 d.113, effective March 22, 2011.
See: 42 N.J.R. 3018(a), 43 N.J.R. 960(a).

Chapter Expiration Date

Chapter 29, Landlord-Tenant Relations, expires on March 22, 2016.

Chapter Historical Note

Chapter 29, Division of Housing Administrative Rules, Subchapter 1, Petitions for Rules, was adopted as R.1981 d.242, effective July 9, 1981. See: 13 N.J.R. 259(b), 13 N.J.R. 395(a).

Pursuant to Executive Order No. 66(1978), Chapter 29, Division of Housing Administrative Rules, was readopted as R.1986 d.274, and renamed Division of Housing and Development Administrative Rules, effective June 18, 1986. See: 18 N.J.R. 871(a), 18 N.J.R. 1454(a).

Subchapter 2, Lease Termination Because of Disabling Illness or Accident, was adopted as R.1988 d.384, effective August 15, 1988. See: 20 N.J.R. 1139(a), 20 N.J.R. 2073(c).

Chapter 29, Division of Housing and Development Administrative Rules, was renamed Landlord-Tenant Relations and Subchapter 1, Petitions for Rules, was recodified as N.J.A.C. 5:2-2 by R.1989 d.237, effective April 10, 1989. See: 21 N.J.R. 1122(a).

Subchapter 1, Landlord Identity Registration Forms, was adopted as R.1990 d.59, effective February 5, 1990. See: 21 N.J.R. 3349(a), 22 N.J.R. 354(a).

Pursuant to Executive Order No. 66(1978), Chapter 29, Landlord-Tenant Relations, was readopted as R.1991 d.141, effective February 19, 1991. See: 22 N.J.R. 2070(b), 23 N.J.R. 848(a).

Pursuant to Executive Order No. 66(1978), Chapter 29, Landlord-Tenant Relations, was readopted as R.1995 d.642, effective November 7, 1995. See: 27 N.J.R. 2830(a), 27 N.J.R. 5013(a).

Pursuant to Executive Order No. 66(1978), Chapter 29, Landlord-Tenant Relations, was readopted as R.2000 d.479, effective November 3, 2000. See: 31 N.J.R. 4155(a), 32 N.J.R. 4293(a).

Chapter 29, Landlord-Tenant Relations, was readopted as R.2006 d.181, effective April 20, 2006. See: 37 N.J.R. 2756(a), 38 N.J.R. 2119(a).

Subchapter 2, Lease Termination Because of Disabling Illness or Accident, expired on April 20, 2011.

Chapter 29, Landlord-Tenant Relations, Subchapter 1, Landlord Identity Registration Forms, was readopted as R.2011 d.113, effective March 22, 2011. See: 42 N.J.R. 3018(a), 43 N.J.R. 960(a).

CHAPTER TABLE OF CONTENTS

SUBCHAPTER 1. LANDLORD IDENTITY REGISTRATION FORMS

- 5:29-1.1 Applicability
- 5:29-1.2 One and two-unit dwelling registration form

SUBCHAPTER 2. (RESERVED)

SUBCHAPTER 1. LANDLORD IDENTITY REGISTRATION FORMS

5:29-1.1 Applicability

(a) Pursuant to N.J.S.A. 46:8-28 and 46:8-29, the form prescribed by this subchapter is required to be given by landlords to tenants in single unit dwellings and in two-unit dwellings that are not owner-occupied and to be filed in the office of the clerk of the municipality in which any such single unit dwelling or two-unit dwelling is situated.

(b) Tenants in multiple dwellings are required to be given a copy of the certificate of registration filed with the Bureau of Housing Inspection in accordance with N.J.S.A. 55:13A-12, N.J.S.A. 46:8-28 and N.J.A.C. 5:10-1.11.

5:29-1.2 One and two-unit dwelling registration form

(a) The form of the certificate of registration to be filed with the municipal clerk and distributed to tenants by owners of non-owner occupied one- and two-unit dwellings shall be substantially as follows:

LANDLORD IDENTITY STATEMENT

(One and Two-Unit Rental Dwellings)

Address of Dwelling:

1. The names and addresses of all record owners of the building or of the rental business (including all general partners in the case of a partnership) are as follows:
2. If the record owner is a corporation, the names and addresses of the registered agent and of the corporate officers are as follows:
 - Record owner is not a corporation.
3. If the address of any record owner is not located in the county in which the dwelling is located, the name and address of a person who resides in the county and is authorized to accept notices from a tenant, to issue receipts for those notices and to accept service of process on behalf of the out-of-county record owner(s) are as follows:
 - The addresses of all record owners are in the county in which the dwelling is located.
4. The name and address of the managing agent are as follows:
 - There is no managing agent.
5. The name and address (including dwelling unit, apartment or room number) of the superintendent, janitor, custodian or other person employed to provide regular maintenance service are as follows:

There is no superintendent, janitor, custodian or other person employed to provide regular maintenance service.

Date: _____
Landlord or Authorized Representative

6. The name, address and telephone number of an individual representative of the record owner or managing agent who may be reached or contacted at any time in the event of an emergency affecting the dwelling or any dwelling unit, including such emergencies as the failure of any essential service or system, and who has authority to make emergency decisions concerning the building, including the making of repairs and expenditures, are as follows:

(b) Copies of this form may be obtained from private sources or from:

Office of Landlord Tenant Information
Division of Codes and Standards
Department of Community Affairs
PO Box 805
Trenton, NJ 08625-0805

7. The names and addresses of all holders of recorded mortgages on the property are as follows:

Amended by R.1991 d.141, effective March 18, 1991.
See: 22 N.J.R. 2070(b), 23 N.J.R. 848(a).
In (a), added "address of dwelling."
Amended by R.1995 d.642, effective December 18, 1995.
See: 27 N.J.R. 2830(a), 27 N.J.R. 5013(a).
Amended by R.2000 d.479, effective December 4, 2000.
See: 31 N.J.R. 4155(a), 32 N.J.R. 4293(a).

There is no recorded mortgage on the property.

8. If fuel oil is used to heat the building and the landlord furnishes the heat, the name and address of the fuel oil dealer servicing the building and the grade of fuel oil used are as follows:

SUBCHAPTER 2. (RESERVED)

The building is not heated by fuel oil. _____

The building is heated by fuel oil, but the landlord does not furnish heat.