

**CHAPTER 10**  
**MULTIPLE DWELLING REPORTS**

**Authority**

N.J.S.A. 10:5-1 through 42.

**Source and Effective Date**

R.1994 d.203, effective March 25, 1994.  
See: 26 N.J.R. 901(a), 26 N.J.R. 1666(b).

**Executive Order No. 66(1978) Expiration Date**

Chapter 10, Multiple Dwelling Reports, expires on March 25, 1999.

**Chapter Historical Note**

Chapter 10 was originally filed and became effective September 21, 1970 as R.1970 d.114. See: 2 N.J.R. 36(a), 2 N.J.R. 86(a). An amendment, R.1979 d.112, effective March 15, 1979 established an expiration date of March 15, 1984 pursuant to Executive Order No. 66(1978). See: 11 N.J.R. 203(a). Pursuant to Executive Order No. 66(1978), Chapter 10 was readopted as a new rule R.1984 d.169, effective May 7, 1984. See: 16 N.J.R. 415(a), 16 N.J.R. 1095(b). Chapter 10 was readopted pursuant to Executive Order No. 66(1978) as R.1989 d.211, effective March 27, 1989. See: 21 N.J.R. 11(b), 21 N.J.R. 1016(a).

Pursuant to Executive Order No. 66(1978), Chapter 10 was readopted as R.1994 d.203. See: Source and Effective Date. See, also, section annotations.

**CHAPTER TABLE OF CONTENTS**

**SUBCHAPTER 1. DEFINITIONS**

13:10-1.1 Words and phrases defined

**SUBCHAPTER 2. REPORTING**

- 13:10-2.1 Purpose
- 13:10-2.2 Persons required to report
- 13:10-2.3 Form and contents of report
- 13:10-2.4 Filing of reports
- 13:10-2.5 Maintenance of records
- 13:10-2.6 Violations

**SUBCHAPTER 1. DEFINITIONS**

**13:10-1.1 Words and phrases defined**

The following words and phrases, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise. (Unless the context indicates to the contrary all terms used in this rule have the same meanings as in N.J.S.A. 10:5-1 et seq.)

“Apartment rental turn-over” means a change of leaseholder.

“Applicant” means any person who appears before either the owner, lessor, agent or other principal or operator of a

multiple apartment development for the purpose of renting an apartment.

“Leaseholder” means the party with whom the landlord has contracted for the apartment rental, whether the contracting be orally or in writing. It shall include any sublettee or assignee of the contract where notice or approval of subletting or assignment is a condition of the contract.

“Multiple apartment development” means one or more buildings situated at the same general location and operated under one management or with ownership in common. It shall include, but not be limited to, an apartment building or buildings and garden apartments.

“Racial designation” means Caucasian, Black, Asian American Pacific Islander or Spanish surname.

Amended by R.1994 d.203, effective April 18, 1994.  
See: 26 N.J.R. 901(a), 26 N.J.R. 1666(b).

**SUBCHAPTER 2. REPORTING**

**13:10-2.1 Purpose**

The provisions of this chapter are adopted to enable the Division on Civil Rights to study patterns of housing occupancy, investigate practices of discrimination and affirmatively administer the Law Against Discrimination, N.J.S.A. 10:5-1 to 42.

Amended by R.1994 d.203, effective April 18, 1994.  
See: 26 N.J.R. 901(a), 26 N.J.R. 1666(b).

**Case Notes**

Rules upheld as rational approach to enforcing Law Against Discrimination; rules do not violate statute’s prohibition against property owners recording tenants’ protected specifications (race, creed, etc.). *New Jersey Builders, Owners and Managers Ass’n v. Blair*, 60 N.J. 330, 288 A.2d 855 (1972).

**13:10-2.2 Persons required to report**

(a) The owner or owners of every multiple apartment development which has 25 units or more shall file an annual report with the Division on Civil Rights concerning the racial composition of the multiple dwelling, whether any of its buildings or developments are barrier free, and factors affecting its composition.

(b) Where there are multiple owners of a development and the development is operated as one unit, a consolidated report may be filed.

Amended by R.1994 d.203, effective April 18, 1994.  
See: 26 N.J.R. 901(a), 26 N.J.R. 1666(b).

**13:10-2.3 Form and contents of report**

(a) The report shall be submitted on forms approved by the Attorney General and said forms shall be available at any office of the Division on Civil Rights or other place so designated by the Attorney General.

(b) The report may include information concerning:

1. Racial designation of applicants for apartment rental;
2. Racial designation of apartment leaseholders;
3. Apartment rental turn-overs;
4. Apartmental rental recruiting techniques;
5. Rental rates and apartment sizes;
6. Whether the multiple apartment development is barrier-free; and
7. Such other information as the Attorney General determines is necessary to effectuate the purposes of this rule.

Amended by R.1994 d.203, effective April 18, 1994.  
See: 26 N.J.R. 901(a), 26 N.J.R. 1666(b).

**13:10-2.4 Filing of reports**

(a) One copy of the report shall be filed with the Division on Civil Rights on a yearly basis.

(b) The report shall include information for a period of one year to the month of the filing and shall be due on October 15.

Amended by R.1979 d.112, effective March 15, 1979.

See: 11 N.J.R. 203(a).

Amended by R.1994 d.203, effective April 18, 1994.

See: 26 N.J.R. 901(a), 26 N.J.R. 1666(b).

**13:10-2.5 Maintenance of records**

(a) The owner or owners of the multiple apartment development shall be responsible to have maintained at all times the following records:

1. Racial designation of each applicant for apartment rental;
2. Racial designation of each apartment leaseholder;
3. Racial designation of each new leaseholder;
4. Apartmental rental recruiting techniques employed; and
5. Such other records as the Attorney General determines is necessary to effectuate the purposes of these provisions.

(b) Such records shall be kept on file for a period of two years and shall be produced for inspection upon request of the Division on Civil Rights during business hours.

**13:10-2.6 Violations**

Failure to comply with this chapter shall constitute a violation of the Law Against Discrimination, N.J.S.A. 10:5-1 to 42.

Amended by R.1994 d.203, effective April 18, 1994.

See: 26 N.J.R. 901(a), 26 N.J.R. 1666(b).