

Landlord Registration

This is a STATE requirement under N.J.S.A. 46:8-26 et.seq.

1. The landlord registration requirement applies to all rental premises or units used for dwelling purposes except owner-occupied premises with not more than two rental units
2. Within thirty (30) days of transfer of ownership, or creation of new apartments, owner must file appropriate registration statements with:
 - A. The Municipal Clerk of the municipality or with such other municipal official as is designated by the Municipal Clerk, in which the residential property is situated for one of two family non-owner occupied rental dwelling
 - B. For dwellings with more than two rental units:
 - a. Landlord must go to the Bureau of Housing Inspection in the Department of Community Affairs.
 - b. Department of Community Affairs (DCA) sends copy of filed statement to Municipal Clerk for the public records of the municipality.

After any change in the information required to be included, every landlord shall file an amended certificate of registration within twenty (20) days of the change.

At the time of filing a Certificate of Registration, **the landlord shall provide each occupant or tenant in the premises with a copy of the Certificate of Registration.**

Upon the filing of an amendment to a Certificate of Registration, the landlord shall provide each occupant or tenant in the premises with a copy of the Amended Certificate of Registration within seven (7) days of filing.

EVICITION/POSSESSION OF PREMISES

1. In any action for possession instituted a landlord who has failed to comply with the provisions of this act, no judgment for possession shall be entered until there has been compliance.
2. The Court shall continue such case for up to ninety (90) days, and if there has not been compliance within such period, the action is dismissed.

CERTIFICATE ON FILE, AVAILABLE FOR PUBLIC INSPECTION

1. Upon filing of a Certificate of Registration with the Municipal Clerk, the Municipal Clerk shall index and file the certificate and make it reasonably available for public inspection.
2. Upon filing of a Certificate of Registration with the Bureau of Housing, the Bureau shall validate the Certificate and issue a validated copy to the landlord and a validated copy to the Municipal Clerk of the municipality in which the building is located.