LANDLORD IDENTITY REGISTRATION STATEMENT
ONE AND TWO-UNIT DWELLING REGISTRATION FORM

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

(1) Property Address:

_____

_____

(2) The names and addresses of all record owners of the building or the rental business (including all general partners in the case of a partnership) are as follows:

_____

_____

(3) 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.

(4) 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) is as follows:

_____

☐ The addresses of all record owners in the county in which the dwelling is located:

_____

_____

(5) The name and address of the managing agent is as follows:

_____

_____

☐ There is no managing agent.

(6) 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 is as follows:

_____

_____

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

(7) 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, is as follows:

_____

_____

(8) The names and addresses of all holders of recorded mortgages on the property are as follows:

_____

_____

☐ There is no recorded mortgage on the property.

(9) 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:

_____

_____

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

_____ _____
Date Landlord or Authorized Representative

SEND COMPLETED FORMS TO TENANTS AND MUNICIPAL CLERKS ONLY

LANDLORD REGISTRATION (N.J.S.A. 46:8-26 ET SEQ)

A. Applicability

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.

B. Filing of Registration

Within thirty (30) days of transfer of ownership, or creation of new apartments, owner must file appropriate registration statements with:

1. The municipal Clerk of the municipality, in which the residential property is situated for one or two family non-owner occupied rental dwelling;

2. 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 sends copy of filed statement to Municipal Clerk for the public records of the municipality.

C. Eviction/Possession of Premises:

1. In any action for possession instituted by a landlord who has failed to comply within 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.