

BE AWARE!!!!!!!!!!!!!!

Students your off campus housing might be RENT CONTROLLED with the City the of New Brunswick.

Please Contact Our Office if you have any concerns.



Housing Inspection

If you feel that the conditions in your apartment or house are unlivable or dangerous, you can call the local housing inspector to inspect the property. However, you should give the landlord written notice of the problems and an opportunity to repair them before calling the housing inspectors.

New Brunswick Housing Inspection Division

**Civic Square, 25 Kirkpatrick Street
New Brunswick, NJ 08901
732-745-5075**

<http://thecityofnewbrunswick.org/fire/housing-inspection/>

RENT CONTROL OFFICE

**25 KIRKPATRICK ST. 2ND FLR NEW BRUNSWICK NJ 08901,
PO BOX 269 08903**

Rent Control Office Contacts:

María Cody,
Rent Control Administrator
mcody@cityofnewbrunswick.org

Patricia Rivera,
Rent Control Officer
privera@cityofnewbrunswick.org
Phone: 732.745.5050
Fax: 732.565.7532



CITY OF NEW BRUNSWICK RENT CONTROL OFFICE

Most rental units in New Brunswick are regulated by the City's Rent Control Ordinance.

Rent control is part of a system of rent regulation that limits the changes that can be made in the price of renting a house or other real property.



**CITY OF NEW BRUNSWICK
RENT CONTROL OFFICE
LOCATED AT 25 KIRKPATRICK ST.
2ND FLR
NEW BRUNSWICK NJ 08901**

New Brunswick's Rent Control Ordinance regulates how much the annual rent increase can be on most rental apartments. If you are in a regulated unit, your rent can not be increased more than once in a 12-month period. The chart below shows the maximum allowed increase- unless the landlord was approved for a vacar decontrol and you were notified of this in writing and your lease.

If you suspect your rent was increased by more than is allowed, contact the Rent Control Office at 732-745-5050 to ask what the maximum legal rent is for your unit.

Allowable Annual Increase for 2016= 2.6%

Below are examples of how much an "old" rent would increase if the landlord raises it by the allowable maximum. (These examples are shown for information purposes only. The rent increase for your apartment depends on the exact amount of your old rent and whether your landlord raises the rent to the maximum to a lesser amount.)



Old Rent	Increase	New Rent
\$500.00	2.6%	\$513.00
\$600.00	2.6%	\$615.60
\$700.00	2.6%	\$718.20
\$800.00	2.6%	\$820.80
\$900.00	2.6%	\$923.40
\$1,000.00	2.6%	\$1,026.00
\$1,100.00	2.6%	\$1,128.60
\$1,200.00	2.6%	\$1,231.20
\$1,300.00	2.6%	\$1,333.80
\$1,400.00	2.6%	\$1,436.40
\$1,500.00	2.6%	\$1,539.00
\$1,600.00	2.6%	\$1,641.60
\$1,700.00	2.6%	\$1,744.20
\$1,800.00	2.6%	\$1,846.80
\$1,900.00	2.6%	\$1,949.40
\$2,000.00	2.6%	\$2,052.00

Landlord-Tenant Information Service

Available On-Line at

www.state.nj.us/dca/codes



We Do Business in Accordance With the Federal Fair Housing Law

It is illegal to Discriminate , Against Any Person Because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin

(The Fair Housing Amendments Act of 1988)

- In the sale or rental of housing or residential lots
 - In advertising the sale or rental of housing
 - In the financing of housing
 - In the provision of real estate brokerage services
 - In the appraisal of housing
- Blockbusting is also illegal

Anyone who feels he or she has been U.S. Department of Housing and Discriminated against may file a complaint of Urban Development

Housing discrimination:
 Assistant Secretary for Fair Housing 1-800-669-9777
 (Toll Free Housing and 1-800-927-9275 (TTY)Equal Opportunity
 Washington, D.C 20410
 For Local Assistance, Contact:
 Housing Coalition Division of PRAB
 90 Jersey Avenue, New Brunswick, NJ
 732.828.4510

LINKS:

COMPLAINT FORMS=

<http://thecityofnewbrunswick.org/planninganddevelopment/filing-a-complaint/>

(The Rent Control Office will attempt to mediate the dispute between the aggrieved parties. If the dispute remains unresolved, the matter will be heard by the Rent Control Board. The decision of the Board is binding.)

RENT CONTROL ORDINANCE=

https://www.municode.com/library/nj/new_brunswick/codes/code_of_ordinances?nodeId=TTT5BULIRE_CH5.80RECO

TRUTH IN RENTING=

<http://thecityofnewbrunswick.org/planninganddevelopment/wp-content/uploads/sites/8/2014/04/TRUTH-IN-RENTING-GUIDE.pdf>

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