



City of New Brunswick Rent Control Office

Civic Square - 25 Kirkpatrick Street - PO Box 269 - New Brunswick, NJ 08903-0269
Phone: 732.745.5050 Fax 732.565.7532

Substantial Rehab Decontrol Application

Owner Information

Date:

Name

Mailing Address

City

State

Zip

Daytime Phone

Vacating Unit Information

Property Address

Unit #

Vacating Tenant's Base Rent

/month

Surcharges, if any

Hardship
Capital
Improve

/month/month

New Tenant Lease Start Date

New Rent

Substantial Rehab Decontrol Request

1 Assessed IMPROVEMENT Value (value of the building, not the land)

2 # of Units at the property

3 Total Square Footage of the BUILDING

4 Improvement Value Per Square Foot = #1 ÷ #3

5 Total Square Footage of THIS UNIT

6 Unit Improvement Assessed Value = #4 x #5

7 Documented Cost of Rehabilitation to THIS UNIT

8 Documented Cost of Rehabilitation to COMMON AREAS

9 CAC/SF Common Area Cost Per Square Foot = #8 ÷ #3

10 Unit Share of CAC/SF = #9 x #5

11 Total Rehab Cost = #7 + #10

12 Total Rehab Cost : Unit Assessed Improvement Value = #11 ÷ #6

20% minimum to
approve

Attach documentation of all investments in the unit

City of New Brunswick
Rent Control Office
Voluntary Vacancy Certification

I, hereby certify that I, _____, am the owner/landlord of the rental property located at _____ in New Brunswick and that the vacancy of Unit _____ at said property was voluntarily vacated as indicated below and that I have not committed or caused to be done any harassment, intimidation or other similar action to a tenant with the intent to have a tenant vacate the rental unit; any reduction by the landlord in services which causes the tenant to vacate the premises; any vacation of the premises which is coerced; or any failure to file certifications and/or affidavits when required under by the City of New Brunswick Rent Control Ordinance for the purpose of obtaining a vacancy decontrol, unless excused for good cause, provided, however, that this provision shall not limit a landlord or his agent from any act specifically authorized under the laws of the State of New Jersey

- Vacancy was accomplished by a legal process of law identified by Court Docket Number _____ Date of Hearing _____

- Vacancy was accomplished by the willful abandonment by the former tenant

- Vacancy was accomplished by the tenant upon termination of a written lease or other periodic tenancy

The foregoing statements are made by the undersigned under oath and with full knowledge that if any of the same is a willfull mistatement of fact, the penalties provided

Owner/Landlord

Sworn to and Subscribed before me this _____ day of _____, 200__

NOTARY PUBLIC OF NEW JERSEY