



# THE CITY OF NEW BRUNSWICK

## Office of Rent Control

Department of planning, community  
& Economic development  
Civic Square • 25 Kirkpatrick Street • PO Box 269  
New Brunswick, NJ 08903  
[www.cityofnewbrunswick.org](http://www.cityofnewbrunswick.org)

January 1, 2019

Dear Landlord / Owner:

The New Brunswick Rent Control Ordinance (5.80.040) requires that all landlords register their rental, vacant (as not defined in ordinance #15.70) and non-owner occupied dwelling units on an annual basis by April 1<sup>st</sup> of every year.

**The allowable base rent increase for the year 2019 is 2.5%.**

For your convenience, we have enclosed the 2019 Rental Registration Form, the 2019 Rent Control Plain Language Summary and information.

**A completed Rental Registration Form must be submitted to the Rent Control Office on or before April 1, 2019.**

**The following properties must register annually:**

- ❖ **ALL non-owner occupied units**
  - If the unit is occupied by relatives who are not listed on the deed, the unit is deemed non-owner occupied and must be registered;
  - If the unit is vacant (as not defined in ordinance #15.70) or pending sale, it must be registered;
  - If the property is undergoing renovations that do not require a new Construction CO to be issued, it must be registered.
- ❖ **ANY** owner-occupied dwelling unit where the owner rents out space in the unit to a group of two or more tenants must register the unit
- ❖ **ANY** commercial property that has residential units. **ONLY** the residential units are to be registered with our department.
- ❖ **ALL** tenant-based Section 8 must register and are rent controlled
- ❖ **Project-based Section 8** housing **MUST** register but are generally not rent controlled.
- ❖ **Owner Occupied** with two (2) or more units (owner's unit is exempt). Such properties must register but are not rent controlled

**You may be eligible for the "No Tenant in Occupancy Exemption," for any unit that is not your principle residence, but solely used by the owner only.**

**The annual rental registration fee is \$25.00 per unit for all rental units.**

**A late fee of \$5.00 per unit will be required for all registrations**

**(Received after April 30th).**

**ALL CHECKS AND MONEY ORDERS SHOULD BE MADE OUT TO: THE CITY OF NEW BRUNSWICK.**

- Please note that one (1) check or money order is preferred when registering multiple properties. Rental registrations must be submitted on the 2019 Rental Registration Forms (included) and ALL fields must be completed (please see the enclosed Rental Registration Instructional Guide to properly complete all fields of the registration form). For your Convenience and as a Courtesy we are providing this notice in the beginning of each year.
- Your cancelled check is your receipt. You may call to confirm that your registration was processed.

**INCOMPLETE REGISTRATION FORMS WILL BE MARKED DENIED / RETURNED**

Your cancelled check is your receipt. You may call to confirm that your registration was processed. Please adhere to the registration date, as no further notices will follow. Penalties for failing to register is a disorderly person's offense includes a minimum fine per offense and a mandatory court appearance.

**If you are receiving this letter and no longer own your rental property have any questions or concerns, please call our office to inform us so we may update our information.**

Sincerely,

**City of New Brunswick office of Rent Control- Maria Cody or Patricia Rivera at 732-745-5050.**

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