



**State of New Jersey**  
DEPARTMENT OF COMMUNITY AFFAIRS  
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### **Condominiums, Cooperatives, Mutual Housing Corporations.**

Though the Hotel and Multiple Dwelling Law provides that multiple dwelling buildings having a condominium, cooperative or mutual housing corporation form of ownership are under the Bureau's jurisdiction, the law also exempts sections of such buildings that: 1) contain not more than four dwelling units, 2) have at least two exterior walls unattached to any adjoining building section and where attached, are attached exclusively by fire-resistant rated walls, and 3) contain dwelling units that are owner-occupied (if both owner- and non-owner-occupied units are contained therein, only the owner-occupied units are exempt).

#### **Who is responsible for completing an application for a condominium or cooperative?**

Since the Bureau considers a Condominium Association or Cooperative as the owner of the property, the Association would list the name of the Association or Cooperative as the owner with a c/o person and mailing address. The In County Agent, Manager, Officers and Registered Agents of the Association or Cooperative are responsible for completing the registration application.

#### **Who is responsible for correcting the violations in the common and exterior area of a Condominium or Cooperative?**

The Association is responsible for the correction of all cited violations.

#### **Who is responsible for correcting the violations in the individual units?**

Associations and cooperatives are ordered to correct all violations, however, ordinarily they require the individual unit owner to correct the violations in the individual units.

#### **Who is responsible for notifying the owners when the cycle inspection and reinspection will occur?**

The Association or Cooperative is responsible for notifying the unit owners.

Related Links:

- [BHI webpage](#)
- [Service Portal](#)