REGULATIONS FOR THE LANDLORD IDENTITY
REGISTRATION FORM

N.J.A.C. 5:29-1.1

5:29-1.1 Applicability

(a) Pursuant to N.J.S.A. 46:8-28 and 46:8-29, the form prescribed by this subchapter is required to be given by landlords to tenants in single unit dwellings and in two – unit dwellings that are not owner-occupied and to be filed in the office of the clerk of the municipality in which any such single unit dwelling or two-unit dwelling is situated.

(b) Tenants in multiple dwellings are required to be given a copy of the certificate of registration filed with the Bureau of Housing Inspection in accordance with N.J.S.A. 55:13A-12, N.J.S.A. 46:8-28 and N.J.A.C. 5:10-1.11. (Contact the Bureau of Housing Inspection, PO Box 810, Trenton, New Jersey 08625, (609) 633-6216 or BHICodeAdmin@dca.nj.gov for registration of properties with three or more dwelling units.)

THE ATTACHED FORM IS TO BE FILED WITH THE MUNICIPAL CLERK AND DISTRIBUTED TO TENANTS IN SINGLE UNIT DWELLINGS AND IN TWO UNIT DWELLINGS THAT ARE NOT OWNER-OCCUPIED.

Similar forms may be obtained from private sources.
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