



**New Jersey Department of Community Affairs
Division of Codes and Standards
Landlord-Tenant Information Service**



**REGULATIONS FOR THE LANDLORD
IDENTITY REGISTRATION FORM**

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

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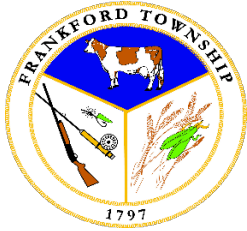
5:29-1.1 Applicability

- (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 substantiated as follows:

(1) Property Address:

(2) The names, addresses, and phone numbers of all record owners of the building or the rental business (including all general partners in the case of partnership are as follows:

Phone Number: _____

(3) If the record owner is a corporation, the names, addresses and phone numbers of the registered agent and of the corporate officers are as follows:

Phone Number: _____

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, address and phone number 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:

Phone Number: _____

The addresses and phone numbers of all record owners in the county in which the dwelling is located:

Phone Number: _____

(5) The name, address and phone numbers of the managing agent is as follows:

Phone Number: _____

There is no managing agent.

(6) The name, address and phone number (including dwelling unit, apartment or room number) of the superintendent, janitor, custodian or other person employed to provide regular maintenance service is as follows:

Phone Number: _____

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:

Phone Number: _____

(8) The names, addresses and phone numbers of all holders of recorded mortgages on the property are as follows:

Phone Number: _____

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 and phone number of the fuel oil dealer servicing the building and the grade of fuel oil used are as follows:

Phone Number: _____

The building is not heated by fuel oil.

The building is heated by fuel oil, but the landlord does not furnish heat.

(10) If your home was built prior to 1978 you are required to have a lead paint inspection. Frankford Township Ordinance 2023-004 (Available on the Frankford website).

Last inspection date: _____

Submit a copy of the inspection certificate with this form.

Date

Landlord or Authorized Representative

SEND COMPLETED FORMS TO TENANTS AND MUNICIPAL CLERKS OFFICE