

Major Proposed Revisions to Jackson Township Rent Control Ordinance

1. Cap on CPI increases reduced from 5.5% to 4.25% annually, Cap on CPI increases for homes provided heat by landlord reduced from 7% to 5.75%.
2. CPI shall be computed on an annualized basis.
3. Tenants to receive notice of any rental increase at least sixty (60) days prior to increase, as opposed to thirty days
4. Tenants to receive notice of date of Rent Leveling Board hearing as well.
5. All increases, including real estate tax pass-throughs, must be reviewed and approved by the Rent Leveling Board.
6. All landlord applications for increases must include a Certification that the rental property is in a safe and sanitary condition and that the landlord is in full compliance with all state and local laws pertaining to tenant's rights.
7. Proof of the landlord's notification compliance must be submitted to the Rent Leveling Board.
8. Landlords must further supply information with each application including copies of all leases or letters setting forth the rental agreement along with information regarding the landlord having any ownership interest in a mobile home or homes within the community.
9. Presently there are no caps on miscellaneous fees such as pet fees, extra person fees and parking fees for cars in common areas. The new ordinance will cap pet fees at Ten Dollars (\$10) per pet in a mobile home not to exceed Twenty Dollars (\$20) per month. Pet Fees in an apartment shall be capped at Twenty-Five Dollars (\$25.00) per pet with a Fifty Dollar (\$50) maximum. Extra person fees shall be capped at Forty Dollars (\$40) per person and Fifty Dollars per person if the Landlord supplies water or sewer. There shall not be any fee assessment for a credit report for any extra person. Extra vehicle fees shall be capped at Ten Dollars (\$10) per month for vehicles in common areas.
10. All such fees WILL NOT be calculated as part of base rent.
11. The ordinance will require dissemination of truth in renting law to prospective tenants and all tenants and prospective tenants shall not be subject to discrimination as defined by New Jersey law.
12. The ordinance will allow a temporary residence of up to sixty (60) days without a fee charged by a landlord.
13. The new Ordinance will have provide penalties of up to \$2000 and ninety (90) days of jail for a willful landlord violation of the Ordinance- such penalties to apply to each rental space affected.
14. Vacancy decontrol will apply to the sale and rental of mobile homes and new apartment

rentals, however, the new ordinance shall contain anti-harassment controls to restrict a landlord's ability to coerce any tenant to vacate while providing strict punishment for any tenant complaints found valid by the local court after referral from the Rent Leveling Board. In addition, any landlords found guilty of such harassment would lose the ability to gain vacancy decontrol for their entire park for a period of one year for a first offense, two years for a second offense and five years for a third and subsequent offense.

15. New tenants shall not face any rental increases for a minimum of one year.

16. All tenants in mobile home parks shall be provided annually with information concerning the maximum decontrolled rent which would be applicable to their unit.