

## LANDLORD REGISTRATION (N.J.S.A. 46:8-26 ET SEQ)

### A. Applicability

The landlord registration requirement applies to all rental premises or units used for dwelling purposes except owner-occupied premises with not more than two rental units.

### B. Filing of Registration

Within thirty (30) days of transfer of ownership, or creation of new apartments, owner must file appropriate registration statements with:

1. The municipal Clerk of the municipality, in which the residential property is situated for one or two family non-owner occupied rental dwelling;
2. For dwellings with more than two rental units:
  - a. Landlord must go to the Bureau of Housing Inspection in the Department of Community Affairs.
  - b. Department of Community Affairs sends copy of filed statement to Municipal Clerk for the public records of the municipality.

### C. Eviction/Possession of Premises:

1. In any action for possession instituted by a landlord who has failed to comply within provisions of this act, no judgment for possession shall be entered until there has been compliance.
2. The Court shall continue such case for up to ninety (90) days, and if there has not been compliance within such period, the action is dismissed.

**TOWNSHIP OF MORRIS**  
**LANDLORD REGISTRATION STATEMENT**  
**PURSUANT TO N.J.S.A. 46:8-27 ET SEQ.**  
**THE FOLLOWING INFORMATION IS REQUIRED:**

PREMISES: \_\_\_\_\_

1. NAME AND ADDRESS OF RECORD OWNERS:

\_\_\_\_\_  
\_\_\_\_\_

2. NAMES AND ADDRESSES OF AGENT AND OFFICERS OF CORPORATION:

\_\_\_\_\_  
\_\_\_\_\_

3. NAME AND ADDRESS OF AGENT IN COUNTY OF PREMISES:

\_\_\_\_\_  
\_\_\_\_\_

4. NAME AND ADDRESS OF MANAGING AGENT:

\_\_\_\_\_  
\_\_\_\_\_

5. NAME AND ADDRESS OF SERVICE AGENT:

\_\_\_\_\_  
\_\_\_\_\_

6. NAME, ADDRESS AND TELEPHONE NUMBER OF REPRESENTATIVE OF OWNER  
AVAILABLE IN THE EVENT OF AN EMERGENCY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. NAME AND ADDRESS OF EVERY MORTGAGEE:

\_\_\_\_\_  
\_\_\_\_\_

DATE OF PREPARATION:

\_\_\_\_\_ BY: \_\_\_\_\_