# 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 REPRESENTIATIVE OF OWNER AVAILABLE IN THE EVENT OF AN EMERGENCY:
7.	NAME AND ADDRESS OF EVERY MORTAGEE:
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	BY: