BE AWARE!!!!!!!!!!!!

Students your off campus housing might be RENT CONTROLLED with the City the of New Brunswick.

Please Contact Our Office if you have any concerns.

Housing Inspection

If you feel that the conditions in your apartment or house are unlivable or dangerous, you can call the local housing inspector to inspect the property. However, you should give the landlord written notice of the problems and an opportunity to repair them before calling the housing inspectors.

New Brunswick Housing Inspection Division
Civic Square, 25 Kirkpatrick Street
New Brunswick, NJ 08901
732-745-5075
http://thecityofnewbrunswick.org/fire/housing-inspection/

Rent Control Office Contacts:
Maria Cody, Rent Control Administrator
mcody@cityofnewbrunswick.org
Patricia Rivera, Rent Control Officer
privera@cityofnewbrunswick.org
Phone: 732.745.5050
Fax: 732.565.7532

Most rental units in New Brunswick are regulated by the City’s Rent Control Ordinance.

Rent control is part of a system of rent regulation that limits the changes that can be made in the price of renting a house or other real property.
New Brunswick's Rent Control Ordinance regulates how much the annual rent increase can be on most rental apartments. If you are in a regulated unit, your rent cannot be increased more than once in a 12-month period. The chart below shows the maximum allowed increase—unless the landlord was approved for a vacancy decontrol and you were notified of this in writing and your lease.

If you suspect your rent was increased by more than is allowed, contact the Rent Control Office at 732-745-5050 to ask what the maximum legal rent is for your unit.

Allowable Annual Increase for 2016 = 2.6%

Below are examples of how much an "old" rent would increase if the landlord raises it by the allowable maximum. (These examples are shown for informational purposes only. The rent increase for your apartment depends on the exact amount of your old rent and whether your landlord raises the rent to the maximum or to a lesser amount.)

<table>
<thead>
<tr>
<th>Old Rent</th>
<th>Increase</th>
<th>New Rent</th>
</tr>
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<tbody>
<tr>
<td>$500.00</td>
<td>2.6%</td>
<td>$513.00</td>
</tr>
<tr>
<td>$600.00</td>
<td>2.6%</td>
<td>$615.60</td>
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<tr>
<td>$700.00</td>
<td>2.6%</td>
<td>$718.20</td>
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<tr>
<td>$800.00</td>
<td>2.6%</td>
<td>$820.80</td>
</tr>
<tr>
<td>$900.00</td>
<td>2.6%</td>
<td>$923.40</td>
</tr>
<tr>
<td>$1,000.00</td>
<td>2.6%</td>
<td>$1,026.00</td>
</tr>
<tr>
<td>$1,100.00</td>
<td>2.6%</td>
<td>$1,128.60</td>
</tr>
<tr>
<td>$1,200.00</td>
<td>2.6%</td>
<td>$1,231.20</td>
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<tr>
<td>$1,300.00</td>
<td>2.6%</td>
<td>$1,333.80</td>
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<tr>
<td>$1,400.00</td>
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<tr>
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<td>$1,539.00</td>
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</tr>
<tr>
<td>$2,000.00</td>
<td>2.6%</td>
<td>$2,052.00</td>
</tr>
</tbody>
</table>

Landlord-Tenant Information Service

Available On-Line at www.state.nj.us/dca/codes

We Do Business in Accordance With the Federal Fair Housing Law

It is illegal to Discriminate, Against Any Person Because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin

(The Fair Housing Amendments Act of 1988)

- In the sale or rental of housing or residential lots
- In advertising the sale or rental of housing
- In the financing of housing
- In the provision of real estate brokerage services
- In the appraisal of housing
- Blockbusting is also illegal

Anyone who feels he or she has been
U.S. Department of Housing and Discriminated against may file a complaint of
Urban Development
Housing discrimination:
Assistant Secretary for Fair Housing 1-800-669-9777
(Toll Free Housing and 1-800-927-9275 (TTY)Equal Opportunity
Washington, D.C 20410
For Local Assistance, Contact:
Housing Coalition Division of PRAB
90 Jersey Avenue, New Brunswick, NJ 732.828.4510

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Rent Control Administrator mcody@cityofnewbrunswick.org
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Links:
COMPLAINT FORMS=
http://thecityofnewbrunswick.org/planninganddevelopment/filing-a-complaint/

(The Rent Control Office will attempt to mediate the dispute between the aggrieved parties. If the dispute remains unresolved, the matter will be heard by the Rent Control Board. The decision of the Board is binding.)

RENT CONTROL ORDINANCE=
https://www.municode.com/library/nj/new_brunswick/codes/code_of_ordinances?nodeId=TIT5BUSINESS_CH5.80RECO

TRUTH IN RENTING=

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RENT CONTROL OFFICE
25 KIRKPATRICK ST. 2ND FLR NEW BRUNSWICK NJ 08901, PO BOX 269 08903

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