

BOROUGH OF ALLENHURST

An Act requiring the filing of registration statements with municipalities by certain owners of residential property under certain circumstances, and further requiring the furnishing of the same information by such owners to their respective tenants. L.1974, c.50.

"TENANTS' RIGHTS BILL"

TO BE FILED IN THE OFFICE OF THE ALLENHURST MUNICIPAL CLERK

Block _____	Lot(s) _____	Street Address _____	No. of Units _____
_____			_____

a. The name and address of the record owner or owners of the premises and the record owner or owners of the rental business if not the same persons. In the case of a partnership, the names of all general partners shall be provided.

Name _____	Address _____	Telephone _____
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Name _____	Address _____	Telephone _____
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Name _____	Address _____	Telephone _____
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b. If the record owner is a corporation, the name and address of the registered agent and corporate officers of said corporation:

Name _____	Address _____	Telephone _____
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Name _____	Address _____	Telephone _____
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Name _____	Address _____	Telephone _____
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c. If the address of any record owner is not located in the county in which the premises are located, the name and address of a person who resides in the county in which the premises are located and is authorized to accept notices from tenant and to issue receipts therefor and to accept service of process on behalf of the record owner:

Name _____	Address _____	Telephone _____
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Name _____	Address _____	Telephone _____
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d. The name and address of the managing agent of the premises, if any:

Name _____	Address _____	Telephone _____
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e. The name and address, including the dwelling unit, apartment or room number of the superintendent, janitor, custodian or other individual employ by the record owner or managing agent to provide regular maintenance service, if any:

Name	Address	Telephone
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Name	Address	Telephone
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f. 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 premises or any unit of dwelling space therein, including such emergencies as the failure of any essential service or system, and who has the authority to make emergency decisions concerning the building and any repair thereto or expenditure in connection therewith:

Name	Address	Telephone
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g. The name and address of every holder of recorded mortgage on the premiss:

Name	Address	Telephone
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Name	Address	Telephone
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Name	Address	Telephone
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h. If fuel oil is used to heat the building and the landlord furnishes the heat in the building, the name and address of the fuel oil dealer servicing the building and the grade of fuel oil used.

Name	Address	Telephone
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Instructions Regarding Posting and Notice to Tenants

Within 30 days following the effective date hereof, and at the time of the creation of a new tenancy, every landlord shall provide each occupant or tenant in his building or project a copy of the certificate of registration required by Section 2 of this act (C.46.8-28). If an amended certificate is filed, the landlord shall furnish each occupant or tenant with a copy of the amended certificate within 7 days after the amended certificate is filed with the Municipal Clerk in the case of a tenant occupied one family dwelling or a non-owner occupied two-family dwelling and within 7 days of a receipt of a validated certificate from the Bureau of Housing Inspection in the case of a building or project subject to the "Hotel and Multiple Dwelling Law" (P.L. 1967, c.76; C. 55:13A-1 et seq.)

Violations: Penalty; Enforcement; Disposition

Any landlord who shall violate any provision of this act shall be liable to a penalty of not more than \$500.00 for each offense, recoverable by a summary proceeding under the "Penalty Enforcement Law" (N.J.S. 2A:58-1 et seq.). The county district court of the county or the municipal court of the municipality in which the premises are located shall have jurisdiction to enforce said penalty.

The Attorney General, the municipality in which the premises are located or any other person may institute the proceedings; where the municipality or any other person other than the Attorney General institutes the proceeding, a recovered penalty should be remitted by the court to the municipality in which the premises subject to the proceeding are located.

_____  _____

Date of Preparation

By: _____
(Signature)

(Name Printed)

(Address)