

P.L. 2025, CHAPTER 178, *approved December 23, 2025*
Senate, No. 1277 (*Third Reprint*)

1 AN ACT concerning affordable housing ² ³[² and ²housing for²
2 senior ²[citizen housing] citizens and veterans²,]³ and
3 supplementing Title 52 of the Revised Statutes.
4

5 BE IT ENACTED by the Senate and General Assembly of the State
6 of New Jersey:
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8 1. a. As used in this section:

9 ³“Administrative agent” means the entity responsible for the
10 administration of affordable units in accordance with P.L.1985,
11 c.222 (C.52:27D-301 et seq.) and any related regulations adopted
12 pursuant thereto.³

13 “Affordable housing unit” means a housing unit that constitutes
14 very low income, low income, or moderate income housing as those
15 terms are defined pursuant to section 4 of P.L.1985, c.222
16 (C.52:27D-304).

17 ³“[Senior] Affordable senior³ citizen housing unit” means ³[a]
18 an affordable³ housing unit located in a senior citizen housing
19 project as that term is defined pursuant to section 1 of P.L.1990,
20 c.55 (C.2A:42-103).

21 ²“³[Veteran] Affordable veteran³ housing unit” means ³[a] an
22 affordable³ housing unit reserved for occupancy by a person who
23 served on federal active duty in the United States Armed Forces,
24 National Guard, or a reserve component thereof, and who was
25 discharged or released therefrom under conditions other than
26 dishonorable.²

27 b. Each ¹[county] municipality¹ shall submit information ¹, in
28 a manner prescribed by the Department of Community Affairs,¹ on
29 a ¹[monthly] quarterly¹ basis to the Commissioner of Community
30 Affairs concerning the affordable housing units ², ³affordable³
31 veteran housing units,² and ³affordable³ senior citizen housing units
32 located within the ¹[county] municipality¹.

33 The information shall ¹[be organized by municipality and shall]¹
34 include: (1) the name and address of each building, complex, or
35 development in which an affordable housing unit ², ³affordable³
36 veteran housing unit,² or ³affordable³ senior citizen housing unit is

EXPLANATION – Matter enclosed in bold-faced brackets [thus] in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Senate SCU committee amendments adopted February 15, 2024.

²Assembly AHO committee amendments adopted March 20, 2025.

³Senate amendments adopted in accordance with Governor's
recommendations December 18, 2025.

1 located; (2) the name of the ³landlord, manager, or other person
2 administrative agent³ who manages ³or exercises authority over
3 the placement of occupants in³ the property; (3) whether
4 applications are being accepted for tenancy ³or purchase³ in any
5 identified housing unit; (4) whether there is a waitlist for tenancy
6 ³or purchase³ in any identified housing unit; (5) instructions on how
7 to apply for ³tenancy placement³ in any identified housing unit,
8 including a link to apply online if applicable; and (6) any other
9 information useful to the public as determined by the commissioner.

10 c. The information submitted pursuant to subsection b. of this
11 section shall be published on the Internet website of: (1) the
12 Department of Community Affairs; ³landlord, manager, or other person
13 and Mortgage Finance Agency; and (3) and (2)³the New Jersey
14 Housing Resource Center ³of the New Jersey Housing and
15 Mortgage Finance Agency³.

16 d. Each ¹county municipality¹ that maintains an Internet
17 website shall provide links on the ¹municipality's Internet¹ website
18 to the Internet websites of the State government entities set forth in
19 subsection c. of this section.

20 ³1e. The Department of Community Affairs shall provide for
21 the reimbursement of costs incurred by municipalities in complying
22 with the provisions of this section. The department shall establish
23 procedures by which a municipality may apply for reimbursement
24 pursuant to this subsection.¹³

25
26 2. This act shall take effect on ³the first day of the fourth
27 month next following the date of enactment February 15, 2027,
28 except that the Department of Community Affairs and the New
29 Jersey Housing and Mortgage Finance Agency may take
30 anticipatory action prior thereto as may be necessary to effectuate
31 the provisions of this act³.

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36 Establishes centralized directory for affordable housing, and
37 housing for senior citizens and veterans.