

**SENATE, No. 4169**

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**STATE OF NEW JERSEY**

**221st LEGISLATURE**

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INTRODUCED MARCH 3, 2025

**Sponsored by:**

**Senator BENJIE E. WIMBERLY**

**District 35 (Bergen and Passaic)**

**Senator ANGELA V. MCKNIGHT**

**District 31 (Hudson)**

**SYNOPSIS**

Establishes certain notice and compensation requirements for residential tenant displaced for purpose of renovation.

**CURRENT VERSION OF TEXT**

As introduced.



**(Sponsorship Updated As Of: 3/3/2025)**

1 AN ACT concerning residential tenant displacement, and  
2 supplementing P.L.1974, c.49 (C.2A:18-61.1 et seq.) and  
3 P.L.1975, c.310 (C.46:8-43 et seq.).  
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. A landlord shall compensate a displaced residential tenant  
9 in an amount equal to the reasonable rental cost of a moving truck  
10 or van, and 12 times the monthly rent paid by the residential tenant,  
11 if:

12 (1) the landlord has made a written demand and given written  
13 notice pursuant to subsection f. of section 3 of P.L.1974, c.49  
14 (C.2A:18-61.2) for delivery of possession of the premises pursuant  
15 to subsection 1. of section 2 of P.L.1974, c.49 (C.2A:18-61.1) and  
16 the landlord has represented to the tenant that possession is sought  
17 for the purposes of renovating or engaging in construction work on  
18 the unit;

19 (2) the landlord has filed a complaint in the Superior Court of  
20 New Jersey, Law Division, Special Civil Part pursuant to subsection  
21 1. of section 2 of P.L.1974, c.49 (C.2A:18-61.1) and the landlord  
22 has represented to the tenant that possession is sought for the  
23 purposes of renovating or engaging in construction work on the  
24 unit; or

25 (3) the residential tenant is displaced because the owner sought  
26 to personally occupy the unit, or has contracted to sell the unit to a  
27 buyer who seeks to personally occupy the unit pursuant to  
28 subsection 1. of section 2 of P.L.1974, c.49 (C.2A:18-61.1); and  
29 either:

30 (a) the owner or buyer has represented to the tenant that  
31 possession was sought for the purposes of renovating or engaging in  
32 construction work on the unit; or

33 (b) the owner, buyer, or the agents of the owner or buyer  
34 intended to or have renovated or engaged in renovation or  
35 construction work on the unit within the first six months following  
36 the tenant's displacement.

37 b. Payment by the owner required pursuant to subsection a. of  
38 this section shall be due five days prior to the tenant vacating the  
39 unit pursuant to paragraphs (1) and (2) of subsection a. of this  
40 section, or within five days of the tenant's displacement pursuant to  
41 paragraph (3) of subsection a. of this section. If payment is not  
42 made within the time periods proscribed in this subsection, interest  
43 shall accrue and be due to the displaced residential tenant on the  
44 unpaid balance at the rate of 18 percent per annum until the amount  
45 due and all interest accumulated thereon shall be paid in full.

46 c. If payment pursuant to subsection a. of this section, for which  
47 an owner is liable is not paid in full within 30 days of the tenant's  
48 vacating the unit or displacement, the unpaid balance thereof and all

1 interest accruing thereon and, in addition thereto, an amount equal  
2 to 12 times the monthly rental paid by the displaced tenant shall be  
3 a lien upon the parcel of property on which the dwelling of the  
4 displaced residential tenant was located, for the benefit of that  
5 tenant. To perfect the lien, a statement showing the amount and due  
6 date of the unpaid balance and identifying the parcel shall be  
7 recorded with the county clerk or registrar of deeds and mortgages  
8 of the county in which the affected property is located, and upon  
9 recording, the lien shall have the priority of a mortgage lien.  
10 Identification of the parcel by reference to its designation on the tax  
11 map of the municipality shall be sufficient for purposes of  
12 recording. Whenever the unpaid balance and all interest accrued  
13 thereon has been fully paid, the displaced residential tenant shall  
14 promptly withdraw or cancel the statement, in writing, at the place  
15 of recording.

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17 2. a. If a landlord requests, or otherwise attempts to persuade a  
18 residential tenant to vacate the tenant's dwelling unit, so that the  
19 landlord may renovate or engage in construction work on the unit or  
20 represents that the landlord intends to renovate or engage in  
21 construction work on the unit, the landlord shall provide the tenant  
22 with a written notice, at least one month prior to the requested  
23 departure date, provided that where there is a written lease in effect,  
24 the departure date shall not be instituted until the written lease  
25 expires. The written notice shall state the circumstances that permit  
26 a landlord to evict a residential tenant for purposes of renovation,  
27 and stating that the landlord is not permitted to evict the tenant  
28 unless those circumstances are present.

29 b. The commissioner shall, on or before the first day of the  
30 fourth month next following enactment, prepare and make available  
31 on the department's Internet website a model statement for use by a  
32 landlord pursuant to subsection a. of this section.

33 c. As used in this section, "landlord" means a person who rents  
34 or leases or offers to rent or lease, for a term of at least one month,  
35 one or more dwelling units, except for a landlord of an owner-  
36 occupied premises.

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38 3. This act shall take effect on the first day of the fourth month  
39 next following enactment.

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#### STATEMENT

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44 This bill establishes certain notice and compensation  
45 requirements for residential tenants displaced for the purpose of  
46 renovation.

1 The bill would require a landlord to compensate a displaced  
2 residential tenant for the reasonable rental cost of a moving truck or  
3 van, and the value of 12 months' rent, if:

4 (1) the landlord has given a written notice to quit to the tenant or  
5 filed an eviction action against the tenant, alleging that the owner or  
6 a buyer seeks to personally occupy the unit; and represented to the  
7 tenant that possession is sought for renovation or construction  
8 purposes; or

9 (2) the residential tenant has been displaced for the purpose of  
10 personal occupancy by the owner or a buyer, and the owner or  
11 buyer has represented to the tenant that possession was sought for  
12 purposes of renovating or engaging in construction work on the  
13 unit; or such renovation or construction work has been performed  
14 within six months following the tenant's displacement.

15 If the tenant has not vacated the unit as described in paragraph  
16 (1) above, payment by the owner would be due five days prior to  
17 the tenant vacating the unit. If the tenant has vacated the unit as  
18 described in paragraph (2) above, payment would be due within five  
19 days of the tenant's displacement. If payment is not made within  
20 these proscribed time periods, interest would accrue and be due to  
21 the tenant at an annual interest rate of 18 percent. If the landlord  
22 does not provide compensation for displacement in full within 30  
23 days of removal, the unpaid balance and interest would be a lien on  
24 the property for the benefit of the tenant. The bill requires the lien  
25 to be recorded, as specified in the bill. The lien would have the  
26 priority of a mortgage lien.

27 This bill also requires that if a landlord requests, or otherwise  
28 attempts to persuade a residential tenant to vacate the tenant's  
29 dwelling unit, so that the landlord may renovate the unit or by  
30 representing that the landlord intends renovate or engage in  
31 construction work on the unit, the landlord would be required to  
32 provide the tenant with a written notice. The landlord would be  
33 required to give the notice to the tenant at least one month prior to  
34 the requested departure date, provided that where there is a written  
35 lease in effect, the departure date shall not be instituted until the  
36 written lease expires. The written notice is required to state the  
37 circumstances that permit a landlord to evict a residential tenant for  
38 purposes of renovation, and stating that the landlord is not  
39 permitted to evict the tenant unless those circumstances are present.  
40 The bill requires the Commissioner of Community Affairs to, on or  
41 before the first day of the fourth month next following enactment,  
42 prepare and make available, on the Internet website of the  
43 Department of Community Affairs, a model statement for the  
44 purposes of this requirement.

45 The Anti-Eviction Act, P.L.1974, c.49 (C.2A:18-61.1 et seq.)  
46 does not permit a landlord to evict a residential tenant so that the  
47 landlord may renovate the housing unit, except in particular  
48 circumstances. However, it has become common for landlords to

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1 notify a tenant that the tenant needs to move out of their home  
2 because the landlord intends to renovate. Frequently, if the landlord  
3 initiates an eviction action for stated renovation purposes, the cause  
4 of action for the eviction provided by the landlord is that the  
5 landlord intends to personally occupy the unit, or has contracted to  
6 sell to a buyer who seeks to personally occupy the unit. This bill  
7 intends to protect faultless residential tenants from being persuaded  
8 to vacate a residential unit without understanding their rights, and  
9 compensate tenants who are evicted for causes associated with a  
10 stated intent to renovate.