

[First Reprint]

ASSEMBLY, No. 5422

STATE OF NEW JERSEY

222nd LEGISLATURE

INTRODUCED SEPTEMBER 10, 2026

Sponsored by:

Assemblyman WILLIAM F. MOEN, JR.

District 5 (Camden and Gloucester)

Assemblyman WILLIAM B. SAMPSON, IV

District 31 (Hudson)

Assemblywoman ANNETTE QUIJANO

District 20 (Union)

SYNOPSIS

Requires removal of online images of interior of residential property after sale of property upon request of purchaser or seller.

CURRENT VERSION OF TEXT

As reported by the Assembly Consumer Affairs Committee on October 5, 2026, with amendments.



(Sponsorship Updated As Of: 10/05/2026)

1 AN ACT concerning the sale of residential property and
 2 supplementing P.L.1960, c.39 (C.56:8-1 et seq.).

3
 4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
 5 *of New Jersey:*

6
 7 1. a. The ¹New Jersey Real Estate Commission, in
 8 consultation with the¹ Division of Consumer Affairs in the
 9 Department of Law and Public Safety¹,¹ shall, within six months of
 10 the effective date of this act, create ¹**[**and publish on the division's
 11 Internet website¹**]** an image removal request form for use by a
 12 purchaser ¹or seller¹ of residential property in the State. ¹The form
 13 shall be published on the Internet website of the New Jersey Real
 14 Estate Commission and linked to on the division's Internet
 15 website.¹ The form shall notify a purchaser ¹and seller¹ that ¹to
 16 request the removal of each image of the interior of the property
 17 from a multiple listing service, Internet website or database, or
 18 social media account pursuant to subsections b. and c. of this
 19 section¹, starting on the date of the sale of the property and up to 30
 20 days after the sale¹**[,.]**:

21 (1)¹ the purchaser may submit a completed and signed form to
 22 the real estate broker, broker-salesperson, or salesperson that
 23 represents the seller of the purchased property, or to the seller of the
 24 purchased property if the seller is not represented by a real estate
 25 broker, broker-salesperson, or salesperson¹**[**, to request the removal
 26 of each image of the interior of the property from a multiple listing
 27 service, Internet website or database, or social media account
 28 pursuant to subsections b. and c. of this section¹**]; and**

29 (2) the seller may submit a completed and signed form to the
 30 real estate broker, broker-salesperson, or salesperson that represents
 31 the seller¹.

32 b. (1) A real estate broker, broker-salesperson, or
 33 salesperson licensed under chapter 15 of Title 45 of the Revised
 34 Statutes that represents the seller of residential property in the State
 35 shall:

36 (a) provide an image removal request form, pursuant to
 37 subsection a. of this section, to the purchaser ¹and the seller¹ of
 38 residential property no later than the date of the sale of the property;
 39 and

40 (b) within 30 days of receipt of a completed and signed image
 41 removal request form:

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:

¹Assembly ACO committee amendments adopted October 5, 2026.

1 (i) request that a multiple listing service to which the real estate
2 broker, broker-salesperson, or salesperson submitted the listing
3 remove each image of the interior of the property; and

4 (ii) remove from an Internet website or database or social media
5 account used to advertise the sale of real property and maintained
6 by the real estate broker, broker-salesperson, salesperson, ¹【the
7 employer thereof,】¹ or a contracted outside party each image of the
8 interior of the property.

9 (2) A real estate broker, broker-salesperson, or salesperson who
10 violates the provisions of this subsection shall be in violation of the
11 provisions of chapter 15 of Title 45 of the Revised Statutes and
12 shall be subject to ¹【a penalty of not more than \$500 for a first
13 offense and not more than \$1,000 for any subsequent offense, which
14 penalty shall be sued for and recovered by and in the name of the
15 New Jersey Real Estate Commission and shall be collected and
16 enforced by summary proceedings pursuant to the “Penalty
17 Enforcement Law of 1999,” P.L.1999, c.274 (C.2A:58-10 et seq.)】
18 disciplinary action by the New Jersey Real Estate Commission
19 pursuant to R.S.45:15-17¹.

20 c. (1) A seller of a residential property in the State who is
21 not represented by a real estate broker, broker-salesperson, or
22 salesperson licensed under chapter 15 of Title 45 of the Revised
23 Statutes shall:

24 (a) provide an image removal request form, pursuant to
25 subsection a. of this section, to the purchaser of residential property
26 no later than the date of the sale of the property; and

27 (b) within 30 days of receipt of a completed and signed image
28 removal request form:

29 (i) request that a multiple listing service to which a contracted
30 outside party submitted the listing remove each image of the
31 interior of the property; and

32 (ii) remove from an Internet website or database or social media
33 account used to advertise the sale of real property and maintained
34 by the seller each image of the interior of the property.

35 (2) A seller of residential property who violates the provisions
36 of this subsection shall be subject to a penalty of not more than
37 \$500 for a first offense and not more than \$1,000 for any
38 subsequent offense, which penalty may be collected and enforced
39 by the Director of the Division of Consumer Affairs in the
40 Department of Law and Public Safety in a summary proceeding
41 pursuant to the “Penalty Enforcement Law of 1999,” P.L.1999,
42 c.274 (C.2A:58-10 et seq.). The Superior Court shall have
43 jurisdiction of proceedings for the enforcement of the penalty
44 provided by this section.

45 d. A violation of this act shall not be considered an unlawful
46 practice in violation of P.L.1960, c.39 (C.56:8-1 et seq.).

1 2. This act shall take effect immediately and shall apply to
2 sales of residential property occurring on or after the 90th day
3 following the publication of the image removal request form by the
4 Division of Consumer Affairs pursuant to section 1 of this act.