

ASSEMBLY, No. 5686

STATE OF NEW JERSEY

222nd LEGISLATURE

INTRODUCED OCTOBER 19, 2026

Sponsored by:

Assemblyman ERIK K. SIMONSEN

District 1 (Atlantic, Cape May and Cumberland)

SYNOPSIS

“Rental Transparency Act”; requires certain reporting by owner and public availability of rent increase information in multiple dwellings.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning rent increase information for certain multiple
2 dwellings and supplementing Title 46 of the Revised Statutes.

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

6
7 1. This act shall be known and may be cited as the “Rental
8 Transparency Act.”

9
10 2. As used in P.L. , c. (C.) (pending before the
11 Legislature as this bill):

12 “Commissioner” means the Commissioner of Community
13 Affairs.

14 “Dashboard” means the residential rent price dashboard
15 established pursuant to subsection c. of section 3 of
16 P.L. , c. (C.) (pending before the Legislature as this bill).

17 “Department” means the Department of Community Affairs.

18 “Disclosure form” means the rental transparency disclosure form
19 developed by the department pursuant to subsection b. of section 3
20 of P.L. , c. (C.) (pending before the Legislature as this
21 bill).

22 “Multiple dwelling” means the same as that term is defined in
23 subsection (k) of section 3 of P.L.1967, c.76 (C.55:13A-3).

24 “Owner” means the same as that term is defined in subsection (l)
25 of section 3 of P.L.1967, c.76 (C.55:13A-3).

26
27 3. a. The department shall maintain an index of rent increase
28 data submitted pursuant to subsection a. of section 4 of
29 P.L. , c. (C.) (pending before the Legislature as this bill)
30 for the purpose of tracking rent increases throughout the State.

31 b. The department shall develop, publish, and make available on
32 its Internet website, a rental transparency disclosure form. The
33 disclosure form shall require an owner, pursuant to subsection a. of
34 section 4 of P.L. , c. (C.) (pending before the Legislature
35 as this bill) to provide:

- 36 (1) the address of the multiple dwelling;
37 (2) the apartment number of each affected unit;
38 (3) the name and address of each beneficial owner;
39 (4) the rent price prior to the rent increase;
40 (5) the rent price following the rent increase;
41 (6) the percent increase in rent;
42 (7) the effective date of the rent increase;
43 (8) whether the rent increase applies to an existing tenant or a
44 new tenancy;
45 (9) whether the unit is located in a municipality with a rent
46 control ordinance; and
47 (10) whether the unit is exempt from municipal rent control and
48 the reason for the exemption, if applicable.

1 c. The department shall establish a residential rent price
2 dashboard. The dashboard shall be published, maintained, and
3 made publicly available on the department's Internet website. The
4 dashboard shall include:

5 (1) the average rent increase across each municipality, county,
6 and the State;

7 (2) the percentage of rent increases in each municipality, county,
8 and the State that were between zero and five percent, greater than
9 five percent but less than or equal to 10 percent, greater than 10
10 percent but less than or equal to 15 percent, or greater than 15
11 percent; and

12 (3) other aggregated data, as the commissioner deems
13 appropriate.

14 d. The department shall, in accordance with the "Administrative
15 Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.), adopt rules
16 and regulations to effectuate the provisions of P.L. , c. (C.)
17 (pending before the Legislature as this bill).

18
19 4. a. The owner, or owner's agent, of a multiple dwelling shall,
20 upon notice to a tenant of an upcoming rent increase, submit to the
21 department a rental transparency disclosure form as published on
22 the department's Internet website pursuant to subsection b. of
23 section 3 of P.L. , c. (C.) (pending before the Legislature
24 as this bill).

25 b. An owner, or owner's agent, of a multiple dwelling who fails
26 to submit a disclosure form pursuant to subsection a. of this section,
27 or who knowingly files a disclosure form with false or missing
28 information shall be subject to a penalty of \$1,000 per violation
29 pursuant to the "Penalty Enforcement Law of 1999," P.L.1999,
30 c.274 (C.2A:58-10 et seq.) before the Superior Court, Law Division,
31 Special Civil Part. A penalty recovered pursuant to the provisions
32 of this subsection shall be paid to the municipality in which the
33 violation occurred for the general uses of the municipality. Each
34 month for which rent is charged with an increase that has not been
35 reported to the department, or has been falsely or incompletely
36 reported, shall constitute a separate violation per affected unit.

37
38 5. This act shall take effect on the first day of the sixth month
39 next following enactment, except that the department may take
40 anticipatory action necessary to implement the provisions of
41 P.L. , c. (C.) (pending before the Legislature as this bill),
42 and the bill shall apply to rent increases implemented on or after
43 that date.

44 45 46 STATEMENT

47
48 This bill, titled the "Rental Transparency Act," requires the
49 landlord of a multiple dwelling to submit a rental transparency

1 disclosure form (disclosure form) to the Department of Community
2 Affairs (department) to provide notice of an increase in rent price.
3 A landlord in violation of the bill is to be subject to a penalty of
4 \$1,000 per violation.

5 The bill directs the department to develop and publish the
6 disclosure form that includes certain information as outlined in the
7 bill. The bill further directs the department to establish and
8 maintain a private rental disclosure index and a publicly available
9 residential rent price dashboard, containing certain pieces of the
10 information reported through the disclosure forms.

11 The bill is to take effect on the first day of the sixth month
12 following enactment and apply to rent increases implemented on or
13 after that date.