

ASSEMBLY, No. 5704

STATE OF NEW JERSEY

222nd LEGISLATURE

INTRODUCED OCTOBER 19, 2026

Sponsored by:

Assemblyman GARY S. SCHAER

District 36 (Bergen and Passaic)

Assemblywoman YVONNE LOPEZ

District 19 (Middlesex)

SYNOPSIS

Concerns listing name of minor child on residential lease agreements and related court documents.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning the listing of the names of minor children on
2 residential lease agreements and related court documents and
3 supplementing Title 2A of the New Jersey Statutes.

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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 "Minor child" means a non-emancipated child under the age of
10 18;

11 "Landlord" means the person or persons who own or purport to
12 own a building, or their agents, in which there is rented or offered
13 for rent housing space for living or dwelling under either a written
14 or oral lease. In the case of a mobile home park, "landlord" shall
15 mean the owner or their agent of an individual dwelling unit within
16 the mobile home park or the owner or their agent of the mobile
17 home park offering a site for the location of a mobile home.

18 b. If a minor child is listed on a residential lease, the landlord
19 shall redact the child's name upon court filings related to the
20 residential lease.

21 c. A landlord shall not list a minor child by name in any
22 complaint for eviction against a residential tenant.

23 d. No judgment for possession shall enter in any case where a
24 party has advised the court that a minor child is listed by name on
25 the complaint for eviction.

26 e. Upon motion by an individual or the parent or guardian of a
27 minor child, or on the court's own motion, a court shall exclude
28 from public access the court record in which a minor child's name
29 appeared in an eviction action.

30 f. A tenant may not waive the rights established by P.L. , c.
31 (C.) (pending before the Legislature as this bill). Any
32 purported waiver of rights established pursuant to P.L. , c.
33 (C.) (pending before the Legislature as this bill), shall be void
34 and unenforceable. A tenant who is subjected to a waiver is entitled
35 to a declaratory judgment finding the waiver void and
36 unenforceable and a reasonable attorney's fees.

37 g. A landlord who violates the provisions of P.L. , c.
38 (C.) (pending before the Legislature as this bill), shall also be
39 subject to a civil penalty of \$250 for each affected child for the first
40 offense; \$500 for each affected child for the second offense; and
41 \$1,000 for each affected child for the third and any subsequent
42 offense. All penalties assessed under this section shall be collected
43 in a civil action by a summary proceeding under the "Penalty
44 Enforcement Law of 1999," P.L.1999, c.274 (C.2A:58-10 et seq.).
45 The Superior Court, Law Division, Special Civil Part shall have
46 jurisdiction to enforce the provisions of the "Penalty Enforcement
47 Law of 1999" pursuant to this subsection.

1 2. This act shall take effect immediately.

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STATEMENT

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6 This bill requires a minor child's name to be redacted upon court
7 filings related to a residential lease and prohibits a landlord from
8 listing a minor child on a complaint for eviction against a
9 residential tenant. The bill also prohibits the entry of a judgment
10 for possession if a minor child is listed by name on the complaint.

11 The bill provides that any records pertaining to a minor child in
12 an eviction action are to be excluded from public access and
13 deemed confidential. The bill permits an individual or the parent or
14 guardian of a minor child to ask a court to exclude from public
15 access all past court records pertaining to an eviction by or as
16 attained by a minor child and requires the court to exclude from
17 public access such records upon application by the individual, the
18 parent or guardian, or on the court's own motion.

19 The bill prohibits a tenant from waiving the rights established by
20 the bill. Any purported waiver of rights is to be deemed void and
21 unenforceable. The bill provides that a tenant who is subjected to a
22 waiver is entitled to a declaratory judgment finding the waiver void
23 and unenforceable; actual damages; and a reasonable attorney's
24 fees.

25 The bill states that a landlord who violates the provisions of the
26 bill is subject to a civil penalty of \$250 for each affected child for
27 the first offense; \$500 for each affected child for the second
28 offense; and \$1,000 for each affected child for the third and any
29 subsequent offense, to be assessed and collected in a civil action by
30 a summary proceeding under the "Penalty Enforcement Law of
31 1999," P.L.1999, c.274 (C.2A:58-10 et seq.). Each affected child
32 shall constitute a separate violation.