

SENATE, No. 4749

STATE OF NEW JERSEY
222nd LEGISLATURE

INTRODUCED OCTOBER 5, 2026

Sponsored by:

Senator BRITNEE N. TIMBERLAKE

District 34 (Essex)

Senator ANGELA V. MCKNIGHT

District 31 (Hudson)

SYNOPSIS

Requires right of first refusal for displaced residential tenants in certain circumstances.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 10/22/2026)

1 AN ACT requiring the right of first refusal for displaced residential
2 tenants in certain circumstances and supplementing Title 2A of
3 the New Jersey 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. For the purposes of this section:

9 "Displaced residential tenant" means a residential tenant with a
10 current lease in effect at the time that a unit is required to be
11 vacated.

12 b. A private developer that demolishes a multiple dwelling for
13 the purpose of a redevelopment project shall provide each displaced
14 residential tenant of the apartment building with a right of first
15 refusal to lease a comparable dwelling unit within the newly
16 redeveloped apartment building at a rental price no more than 10
17 percent higher than the rental price charged to the displaced
18 residential tenant pursuant to the lease that was effective at the time
19 of the displacement. The right of first refusal shall apply before any
20 dwelling unit is offered for lease to the public.

21 c. A private developer shall provide written notice of
22 anticipated completion of the newly constructed building to each
23 displaced residential tenant not fewer than 90 days before the date
24 of anticipated completion of construction.

25 d. A private developer shall provide each displaced residential
26 tenant with written notice, either by certified mail or in another
27 format agreed to by the displaced residential tenant, of their right to
28 first refusal and an offer for the lease of a unit pursuant to
29 subsection b. of this section at least 60 days prior to completion of
30 the newly constructed dwelling unit. A private developer shall
31 allow a displaced residential tenant at least 30 days after receipt of a
32 written lease offer to accept or decline the lease offer. If a
33 displaced residential tenant fails to accept a lease offer or respond
34 to the written notice provided pursuant to this subsection within the
35 allowed period, the private developer may consider the failure to
36 accept or respond to constitute a decision to decline the offer.

37 e. If a displaced residential tenant accepts a lease offer
38 pursuant to subsection b. of this section, the lease shall contain a
39 provision that in the event of a lease renewal by the displaced
40 residential tenant, the price of rent shall not be increased by more
41 than the rent control ordinance adopted within the municipality in
42 which the property is located. In the event that the municipality in
43 which the property is located has not adopted a rent control
44 ordinance, the price of rent shall not be increased in a subsequent
45 lease renewal by more than the rent control ordinance of the nearest
46 municipality that has adopted a rent control ordinance. If the
47 municipality in which the property is located in adopts a rent
48 control ordinance at any time, the following displaced residential

1 tenant's lease renewal shall conform to the municipal rent control
2 ordinance.

3 f. A displaced residential tenant may bring a summary action
4 in the Superior Court, Law Division, for equitable relief or
5 monetary damages for a violation of any provision of P.L. , c.
6 (C.) (pending before the Legislature as this bill). A private
7 developer found to be in violation of the provisions of P.L. , c.
8 (C.) (pending before the Legislature as this bill) shall
9 additionally be liable to a civil penalty of up to \$1,000 for each
10 violation pursuant to "Penalty Enforcement Law of 1999,"
11 P.L.1999, c.274 (C.2A:58-10 et seq.). Any penalty monies shall be
12 deposited into the treasury in the municipality of which the property
13 is sited.

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15 2. This act shall take effect immediately.
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18 STATEMENT 19

20 This bill requires a private developer that demolishes an
21 apartment building to provide each displaced residential tenant with
22 a right of first refusal to lease a comparable dwelling unit within the
23 newly redeveloped apartment building at a rental price no more than
24 10 percent greater than the rent charged to the displaced residential
25 tenant pursuant to the lease that was effective at the time of the
26 displacement.

27 The bill requires a private developer to notify a displaced
28 residential tenant of the anticipated completion of the newly
29 constructed building to each displaced residential tenant not fewer
30 than 90 days before anticipated completion of construction. The
31 bill also requires that a private developer provide each displaced
32 residential tenant with the opportunity to lease a comparable
33 dwelling unit at least 60 days prior to completion of the newly
34 constructed dwelling unit. A displaced residential tenant then has
35 30 days from receipt of the written lease offer to accept or decline
36 the lease offer.

37 The bill also provides that if a displaced residential tenant
38 accepts a lease offer pursuant to the provisions of the bill, the lease
39 shall contain a provision that in the event of a lease renewal by the
40 displaced residential tenant, the price of rent shall not be increased
41 by more than the rent control ordinance adopted within the
42 municipality in which the property is located. In the event that the
43 municipality in which the property is located has not adopted a rent
44 control ordinance, the price of rent shall not be increased in a
45 subsequent lease renewal by more than the rent control ordinance of
46 the nearest municipality that has adopted a rent control ordinance.
47 If the municipality in which the property is located in adopts a rent
48 control ordinance at any time, the following displaced residential

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1 tenant's lease renewal shall conform to the municipal rent control
2 ordinance.

3 The bill provides that a displaced residential tenant can seek
4 equitable relief or monetary damages in a summary action in the
5 Superior Court, Law Division, for a violation of the provisions of
6 the bill.