

**SENATE, No. 4846**

**STATE OF NEW JERSEY**  
**222nd LEGISLATURE**

INTRODUCED OCTOBER 19, 2026

**Sponsored by:**  
**Senator M. TERESA RUIZ**  
**District 29 (Essex and Hudson)**

**SYNOPSIS**

Prohibits landlords from using certain living situations as cause for eviction of residential tenants.

**CURRENT VERSION OF TEXT**

As introduced.



1 AN ACT prohibiting eviction of residential tenants for certain cause  
2 and supplementing Title 2A of the New Jersey Statutes.

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

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7 1. a. As used in P.L. , c. (C. ) (pending before the  
8 Legislature as this bill):

9 "Family member" means a spouse, partner in a civil union, adult  
10 or minor child, parent, sibling, aunt, uncle, niece, nephew, first  
11 cousin, grandparent, grandchild, father-in-law, mother-in-law, son-  
12 in-law, daughter-in-law, stepparent, stepchild, stepbrother,  
13 stepsister, half-brother, or half-sister, whether the individual is  
14 related by blood, marriage or civil union, or adoption.

15 "Housing insecure family member" means a family member of a  
16 tenant whose removal from the tenant's housing unit may result in  
17 the inability of the family member or the tenant, or both, to obtain  
18 stable occupancy of a decent, safe, and affordable housing unit.

19 b. If a tenant allows a housing insecure family member to  
20 reside with the tenant in a leased residential property, a landlord  
21 shall not construe this action as a violation of subsection d. of  
22 section 2 of P.L.1974, c.49 (C.2A:18-61.1), or otherwise construe  
23 this living situation as a cause for the eviction of the tenant, the  
24 housing insecure family member, or both.

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26 2. The Commissioner of Community Affairs may adopt rules  
27 and regulations, pursuant to the "Administrative Procedure Act,"  
28 P.L.1968, c.410 (C.52:14B-1 et seq.), as may be necessary to  
29 implement the provisions of this act.

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31 3. This act shall take effect immediately.  
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#### 34 STATEMENT

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36 This bill prohibits a landlord from using certain living situations  
37 as a cause for eviction of residential tenants. Specifically, if a  
38 tenant allows a housing insecure family member, as defined in the  
39 bill, to reside with them in a leased residential property, a landlord  
40 cannot construe this action as a violation of subsection d. of section  
41 2 of P.L.1974, c.49 (C.2A:18-61.1), or otherwise construe this  
42 living situation as a cause for the eviction of the tenant, the housing  
43 insecure family member, or both.

44 The bill authorizes the Commissioner of Community Affairs to  
45 adopt rules and regulations necessary to effectuate the provisions of  
46 the bill.