

New Jersey Eviction Process: Notices, Court Steps and Timeline

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/new-jersey-eviction-process>

New Jersey's Anti-Eviction Act means a landlord needs one of the reasons listed in the statute to remove a tenant, even after a lease ends. Cases go to the Landlord/Tenant Section of the Superior Court, Special Civil Part, and only a court officer acting on a warrant of removal can carry out a lockout.

Key points

- For unpaid rent, a landlord can file for eviction right away without a notice to quit, except in federally subsidized housing, where a 14 day notice comes first.
- For a breach of the lease or of written rules, the landlord first serves a notice to cease and then, if the conduct continues, a notice to quit at least one month before filing; disorderly conduct or serious damage allows a three day notice to quit.
- A landlord covered by the Anti-Eviction Act cannot evict or refuse to renew without one of the causes listed in the statute, so the end of a lease term alone is not a reason to remove a tenant. Owner occupied buildings with no more than two rental units follow separate rules.
- Eviction complaints are filed with the Special Civil Part, Landlord/Tenant Section, of the Superior Court in the county where the property is located.
- After a judgment for possession, the warrant of removal cannot issue for three business days, and the tenant then has three business days after it is served before a court officer can carry out the lockout.

New Jersey at a glance

Rule	New Jersey	Law
Notice for unpaid rent	For unpaid rent, a landlord can file for eviction right away without a notice to quit, except in federally subsidized housing, where a 14 day notice comes first.	N.J.S.A. 2A:18-61.1(a) and 2A:18-61.2 (Anti-Eviction Act)
Notice for a lease violation	For a breach of the lease or of written rules, the landlord first serves a notice to cease and then, if the conduct continues, a notice to quit at least one month before filing; disorderly conduct or serious damage allows a three day notice to quit.	N.J.S.A. 2A:18-61.1(b) to (e) (Anti-Eviction Act)

Rule	New Jersey	Law
Ending a tenancy without cause	A landlord covered by the Anti-Eviction Act cannot evict or refuse to renew without one of the causes listed in the statute, so the end of a lease term alone is not a reason to remove a tenant. Owner occupied buildings with no more than two rental units follow separate rules.	N.J.S.A. 2A:18-61.1 (Anti-Eviction Act)
Where the case is filed	Eviction complaints are filed with the Special Civil Part, Landlord/Tenant Section, of the Superior Court in the county where the property is located.	N.J.S.A. 2A:18-53 et seq.
Tenant response time	The tenant generally does not file a written answer; the summons gives a trial date, and both sides must appear or risk dismissal or a default judgment.	New Jersey court rules for summary dispossession actions
Removal after judgment	After a judgment for possession, the warrant of removal cannot issue for three business days, and the tenant then has three business days after it is served before a court officer can carry out the lockout.	N.J.S.A. 2A:18-57
Typical overall timeline	A nonpayment case often takes about four to eight weeks from filing to lockout.	Court practice (estimate)

Timeline

Step	Typical time	Rule
Notice period for unpaid rent	Varies	N.J.S.A. 2A:18-61.1(a) and 2A:18-61.2 (Anti-Eviction Act)
Notice period for a lease violation	1 month	N.J.S.A. 2A:18-61.1(b) to (e) (Anti-Eviction Act)
Tenant response after the case is served	Set by the court	New Jersey court rules for summary dispossession actions
From judgment to removal	Short waiting period	N.J.S.A. 2A:18-57
Whole case, uncontested	A few weeks	Court practice (estimate)

Mistakes to avoid

- Demanding more than the rent actually owed in a notice for unpaid rent, for example by adding late fees or utilities.
- Counting the notice period wrong and filing a day too early.
- Taking partial rent after serving a notice without knowing how it affects the case.
- Keeping no proof of service. Write down who delivered the notice, how and when, and keep a copy.
- Trying to speed things up with a lockout, a utility shutoff or by moving belongings out.

Verify current law

Laws named in this summary:

- N.J.S.A. 2A:18-61.1(a) and 2A:18-61.2 (Anti-Eviction Act)
- N.J.S.A. 2A:18-61.1(b) to (e) (Anti-Eviction Act)
- N.J.S.A. 2A:18-61.1 (Anti-Eviction Act)
- N.J.S.A. 2A:18-53 et seq.
- New Jersey court rules for summary dispossession actions
- N.J.S.A. 2A:18-57
- New Jersey court fee schedule
- N.J.S.A. 2A:39-1 and 2A:39-8

Official sources:

- New Jersey Department of Community Affairs: Truth in Renting guide:
https://www.nj.gov/dca/codes/publications/pdf_lti/t_i_r.pdf
- New Jersey Department of Community Affairs: landlord tenant information:
<https://nj.gov/dca/home/landlord-tenant.shtml>
- New Jersey Office of the Attorney General: Fair Chance in Housing Act:
<https://www.njoag.gov/about/divisions-and-offices/division-on-civil-rights-home/know-the-law/fair-chance-in-housing>
- New Jersey Legislature: statutes: <https://www.njleg.state.nj.us/>
- New Jersey Courts: landlord tenant: <https://www.njcourts.gov/courts/civil/landlord-tenant>

General information, not legal advice. Check current law and talk to a New Jersey attorney before you act. Last reviewed October 29, 2026.