

New Jersey Rent Control Laws: Caps, Exemptions and Local Rules

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

New Jersey has no statewide rent control, but the state lets municipalities adopt their own rent control or rent leveling ordinances, and many have done so. Statewide, any increase must not be unconscionable.

Key points

- New Jersey has no statewide rent control law, but municipalities may adopt rent control or rent leveling ordinances enforced by local boards.
- There is no statewide percentage cap, but a rent increase used to end a tenancy must not be unconscionable, and courts weigh the size of the increase, the landlord's costs and local market rents.
- To raise rent, the landlord serves a written notice ending the current term and offering a new tenancy at the higher rent, generally at least one month before the change takes effect.

New Jersey at a glance

Rule	New Jersey	Law
Rent control status	New Jersey has no statewide rent control law, but municipalities may adopt rent control or rent leveling ordinances enforced by local boards.	Inganamort v. Borough of Fort Lee (N.J. 1973) and municipal ordinances
Statewide cap on increases	There is no statewide percentage cap, but a rent increase used to end a tenancy must not be unconscionable, and courts weigh the size of the increase, the landlord's costs and local market rents.	N.J.S.A. 2A:18-61.1(f) (Anti-Eviction Act)
Notice before a rent increase	To raise rent, the landlord serves a written notice ending the current term and offering a new tenancy at the higher rent, generally at least one month before the change takes effect.	N.J.S.A. 2A:18-61.1(f) (Anti-Eviction Act)

Mistakes to avoid

- Assuming a unit is exempt without checking the exemption rules and any notice the exemption requires.
- Following state rules and missing a stricter city ordinance.
- Raising rent in the middle of a fixed term when the lease does not allow it.

- Giving less notice than the increase requires.

Verify current law

Laws named in this summary:

- Inganamort v. Borough of Fort Lee (N.J. 1973) and municipal ordinances
- N.J.S.A. 2A:18-61.1(f) (Anti-Eviction Act)
- Municipal rent control ordinances
- N.J.S.A. 2A:42-84.5

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.