TOWNSHIP OF WASHINGTON- HOUSING OFFICE
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Dear Landlord:

The State of New Jersey has adopted two (2) new laws that require municipalities to enforce regulations for landlords who maintain rental properties. Landlords are now required by these laws to:

- Maintain certain liability insurance policies.
- Provide a valid lead-free certification for all homes built during or prior to 1978.

The Township of Washington will begin to enforce these new registration requirements immediately.

All property owners who seek to register as Landlords, all Landlords who are renewing their registrations, and all Landlords who seek a rental inspection at a change of tenancy, must comply with these new regulations and submit both certifications to the Township of Washington as the State of New Jersey now requires this by law.

Please carefully read a summary of these registration requirements on the reverse side. Property owners should consult with an insurance professional and or lead-based paint evaluation municipal inspector or independent state certified Lead evaluation contractor as required to satisfy these new 2024 registration requirements.

PLEASE SEE REVERSE SIDE

NEW LIABILITY INSURANCE REQUIREMENTS FOR ALL RENTAL PROPERTIES

The owner of a rental unit or multi-family home which is four or fewer units, one of which is owner occupied, shall annually provide to the Township a certificate of insurance that maintains liability insurance in an amount of no less than $300,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

Otherwise, the owner of a rental unit or multi-family home shall annually provide to the Township a certificate of insurance that maintains liability insurance in the amount of no less than $500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

A valid certificate of insurance must be submitted at the time of 2024 Landlord registration or renewal, or seeking a rental inspection for a change of tenancy.

NEW LANDLORD VALID LEAD-SAFE CERTIFICATION

REQUIREMENTS PURSUANT TO STATE OF NEW JERSEY P.L.

2021, CHAPTER 182

All landlords of single family, two-family, and multi-family homes constructed prior to 1978 are required to provide to the Township a valid lead-safe certification affirming the absence of lead-based paint hazards. The lead evaluation contractor or municipal inspector must be certified to provide lead paint inspection services by the N.J. Department of Community Affairs.

A valid lead-safe certification must be submitted at the time of submitting a landlord registration or renewal, or seeking a rental inspection for a change of tenancy.

A State Please see a copy of the Departments guidance available online:

https://www.nj.gov/dca/divisions/codes/resources/leadpaint.html