

**CITY OF HOBOKEN
DEPARTMENT OF HUMAN SERVICES
RENT LEVELING**

DAWN ZIMMER
Mayor



LEO PELLEGRINI
Director

DISCLOSURE STATEMENT

PROPERTY ADDRESS _____

Owner's Name and Address _____

_____ Phone # _____

Tenant (s) Name _____

Apartment # _____ Phone # _____

Date of Initial Occupancy _____

**THE PURPOSE OF THIS DOCUMENT IS TO ADVISE YOU OF YOUR RIGHTS UNDER
THE HOBOKEN RENT CONTROL ORDINANCE.**

Pursuant to Chapter 155-1 et seq. of the Ordinances of the City of Hoboken all rented dwelling units/properties, not subject to any exceptions listed within said chapter, are subject to rent control. Accordingly, tenants should be aware of the existence of said Ordinance and the following provisions:

1. Landlords are required under Section 155-4(A) to provide each tenant with this Disclosure Statement advising them of their general rights as a tenant within the City of Hoboken.
2. Landlords are required to keep on file in the Rent Leveling & Stabilization Office this Disclosure Statement signed by all tenants at the onset of their tenancy outlining their rights pursuant to Chapter 155-1 et seq., City of Hoboken Municipal Rent Control Ordinance.
3. A copy of the Landlords' most recent annual registration statement (Section 155-30) is on file in the Rent Leveling & Stabilization Office and available to the tenant upon request.
4. A tenant has a right to request a legal rent calculation to verify the accuracy of the base rent on the annual registration statement and to secure a refund and/or credit of any overpaid rents as outlined in Section 155-4(B) & (C).

5. There is a two (2) year statute of limitations for a refund and/or credit of excess rents if the tenant's request is not made within two (2) years from service of a Disclosure Statement. This means that all requests for a refund and/or credit of excess rents under Chapter 155-1 et seq. will be barred if not made within two (2) years of the aforementioned event. However, nothing in this provision shall bar a tenant from requesting a legal rent calculation, nor prohibit the Rent Regulation Officer or Board from rendering a determination as to whether the rent of the dwelling is in excess of those permitted under this Chapter.

6. There is a two (2) year period of repose from the collection of excess rents. In no instance shall a tenant be allowed to collect rental overcharges for a period in excess of two (2) years as determined by the Rent Leveling Officer or the Board. However, nothing in this provision shall bar a tenant from requesting a legal rent calculation, nor prohibit the Rent Regulation Officer or Board from rendering a determination as to whether the rent of the dwelling is in excess of those permitted under this Chapter.

7. The State of New Jersey has outlined the rights of all tenants in the Truth-In-Renting Act N.J.S.A. 46:8-43 et seq., which is available through the New Jersey Department of Community Affairs, Landlord-Tenant Information Service or the City of Hoboken website (www.hobokennj.org).

8. If you have any additional questions or concerns regarding yours rights as a renter under the Hoboken Rent Control Ordinance please contact the Hoboken Rent Leveling & Stabilization Office.

I(we), the undersigned Tenant(s) acknowledge receipt of the Disclosure Statement under the Rent Control Ordinance, Chapter 155-4 (A) and understand my rights if I(we) fail to file a request for a legal rent calculation within a two (2) year period from the initial date of occupancy pursuant to Section 155-4 (B) and (C).

Date: _____

 Tenant Signature

 Tenant Signature

 Tenant Signature

 Tenant Signature

 Landlord Signature