



HouseNJ 2025: Legislative Priorities

Rent Stabilization:

- [S4280/A5432](#) (Burzichelli/Lopez) - Determining Unconscionable Rent Increases; limits public access to landlord-tenant records
- [S1430/A586](#) (Singleton/Stanley) - Provides for expanded use of affordable housing voucher program funding
- [S3699/A4872](#) (Gopal/Lopez) – Creates guardrails to prevent landlords from using software that can distort market rents.
- [S4167/A3288](#) (Wimberly/Abdelaziz) - Removes initial mortgage period on new construction from exemptions to municipal rent control and rent leveling ordinances.
- [S4188/A3290](#) (Wimberly/Rodriguez) - Allows certain senior citizens to apply for rent increase limit.
- [S2953/A3361](#) (Moriarty/Hutchison) - Establishes limit on rent increase for certain dwelling sites for modular or manufactured homes

Preventing and Ending Homelessness:

- [A1678/S1083](#) (Atkins/Timberlake) - Creates a Homeless "Bill of Rights"
- [A3282/A4964/S268](#) (Stack/Rodriguez) – Raises eviction filing fee, appropriating funds to eviction prevention efforts
- [A2270/S1978](#) (Lopez) - Establishes Interagency Council on Homelessness - passed, but pushing governor to populate the agency
- [A3360](#) (Carter) - Authorizes establishment of municipal homelessness trust funds and adoption of homeless housing plans by municipalities
- [S2346/A2258](#) (Lopez/Turner/McKnight) - Creates Code Red requirements for counties based on the state's existing Code Blue requirements.
- [S2345/A876](#) (Singleton/Reynolds-Jackson/Wimberly) - Streamlining Affordable Housing and Assistance Applications
- [S3865/A4990](#) (Verrelli/Turner) - De-prioritizing Credit Scores for Affordable Housing Applicants and Recipients of State/Federal Supports
- [A4899/S3659](#) (Carter/Stack) - Limits amount of residential rental property application fee; establishes penalty.

Affordable Home Production/Community Development Resources:

- [S3170/A4445](#) (Singleton/Atkins) – Raises the Neighborhood Revitalization Tax Credit cap to \$65 million
- [A2792/4370/2489/S2347/1106](#) (Greenwald/Lopez/Timberlake) – Enables development of accessory dwelling units and addresses related municipal land use regulations.
- [S4470/A5702](#) (Timberlake/Speight) -- Revises oversight of "Community Wealth Preservation Program" and requirements for nonprofit community development corporations.
- [S1277/A3363](#) (Beach/Miller) -- Establishes centralized directory for affordable housing, and housing for senior citizens and veterans.
- [Create new revenue streams for the Affordable Housing Trust Fund](#) to better equip the state to meet NJ's Mount Laurel obligations and to provide new funding sources for pre-development and acquisition costs, as well as gap financing and rehabilitation funds. New revenue can also be earmarked to prevent homelessness.

Abandoned Properties

- [S2164/A892](#) (Ruiz/Turner/Reynolds-Jackson/Wimberly) - Expanding Property Owner LLC Liability and Transparency
- **Updating the Abandoned Properties Rehabilitation Act** (P.L.2003, c.210) to include the following:
 - Making APRA Automatic
 - Incentivizing and Streamlining Ways for Towns to Acquire Properties from noncompliant owners
 - Ensuring Nonprofits Have Right of First Refusal
 - Providing Mixed-Income Requirements
 - Improving the State's Land Banking Opportunities
- **Updating the Community Wealth Preservation Program**
 - Increasing safeguards to promote established CDCs participate in the program
 - Ensure compliance mechanisms when county sheriffs are unwilling or unable to implement the program

Housing Adjacent/Social Stability:

- [S3672/A4987](#) (Johnson/Park): Establishes protections for immigrants interacting with government agencies; designates "New Jersey Immigrant Trust Act."