



The City of  
**PERTH AMBOY**  
Helmin J. Caba, Honorable Mayor  
& City Council Members

# THE CITY OF PERTH AMBOY

Department of Housing & Social Services  
1 Olive Street Perth Amboy, NJ 08861  
732-826-4300(Phone)  
Monday-Friday 8:00 a.m. - 4:00 p.m.  
rentlevelingboard@perthamboynj.org  
[www.perthamboynj.org](http://www.perthamboynj.org)



Rent Control Ordinance

## VACANCY DECONTROL NOTICE

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Party: \_\_\_\_\_  
Person Completing Form: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Vacating Unit Information:

Property Address: \_\_\_\_\_ Unit # \_\_\_\_\_  
Vacating Tenant's Base Rent: \$ \_\_\_\_\_ / month  
 Yearly Written Lease  Periodic Tenancy (i.e., month to month, week to week)  
Written Lease Start Date \_\_\_\_\_ End Date \_\_\_\_\_  
Periodic Tenant Start Date \_\_\_\_\_ End Date \_\_\_\_\_  
Date unit was vacated \_\_\_\_\_  
Number of Years Unit Has Been Offered as a Rental Unit:  
Check One:  Less than 2 years  2-5 years  More than 5 years

APPLICATION MUST  
BE RECEIVED  
WITHIN 30 DAYS OF  
CURRENT TENANT  
VACATING  
THE UNIT

➤ **RENT TO BE CHARGED TO THE NEW TENANT \$** \_\_\_\_\_

- ❖ A LANDLORD SHALL NOTIFY THE RENT LEVELING BOARD, IN WRITING, AND SUBMIT THE VACANCY DECONTROL NOTICE, UPON THE DECONTROL OF ANY RENTAL UNIT WITHIN THIRTY (30) DAYS OF SAID RENTAL UNIT BECOMING DECONTROLLED.
- ❖ FAILURE OF THE LANDLORD TO FILE THE VACANCY DECONTROL NOTICE WITH THE RENT LEVEING BOARD SHALL NULLIFY ANY RENT INCREASE WHICH THE LANDLORD OBTAINED AS A RESULT OF A DECONTROL RENT, AND THE LANDLORD SHALL BE REQUIRED TO MAINTAIN THE UNIT UNDER CONTROL RATES.

## Landlord Certification of Voluntary Vacancy

I, \_\_\_\_\_, hereby certify that I am the owner/landlord of the rental property located at \_\_\_\_\_ in Perth Amboy, and that the unit at said property was voluntarily vacated as indicated below. I have not committed nor caused said vacancy by harassment, intimidation or other similar action to a tenant with the intent to have a tenant vacate the rental unit; any reduction by the landlord in services which causes the tenant to vacate the premises; any vacancy of the premises which is coerced; or any failure to file certifications and/or affidavits when required by the City of Perth Amboy Rent Control Ordinance for the purpose of obtaining a vacancy decontrol, unless excused for good cause, provided, however, that this provision shall not limit a

- By former tenant stating vacancy was accomplished by voluntary choice of tenant.
- By the landlord stating vacancy was accomplished by voluntary choice of tenant
- Was the tenant offered a new lease? [Yes or No]
- If no, why not? \_\_\_\_\_
- If yes, what was the proposed new monthly rent? \_\_\_\_\_. What was the previous base monthly rent? \_\_\_\_\_.
- By the Landlord stating vacancy was accomplished by legal process of law identified by Court Docket Number \_\_\_\_\_ Date of Hearing \_\_\_\_\_
- By the Landlord stating vacancy was accomplished by willful abandonment by former tenant.
- By the Landlord stating vacancy was accomplished by the tenant upon termination of a written lease or periodic tenancy (month to month, week to week).

Any person, firm or corporation who shall violated any provisions of ordinance § 353, including but not limited to material misstatements, shall upon conviction, be punished by a fine not to exceed five hundred dollars (\$500) or by imprisonment in the county jail or in any place provided by the municipality for the detention of prisoners, or both such fine and imprisonment, and each violation of any of the provisions of this chapter and each day there is a violation all be deemed and taken to be a separate and distinct offense and violations affecting more than one (1) leasehold shall be considered separate violations.

\_\_\_\_\_  
Owner/Landlord

Sworn to and Subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
NOTARY PUBLIC of the State of New Jersey

- A. Vacancy Decontrol. Upon the voluntary vacancy or court ordered eviction for any rental unit for which rent increases are controlled by the terms of city's rent control ordinance, and upon compliance with Section 353-2(B)(1) and (2), at the time of the re-rental of a rental unit pursuant these subsections, a landlord may increase the rent of said unit in excess of the limitations of Section 353-3.
  
- B. If the rent leveling board determines that the landlord has harassed the former tenant into leaving, the rent leveling board shall have the power to return the unit to rent control and to order the rent decreased to the maximum allowable amount under rent control (Ordinance 353-2 (B) 3)