



## HouseNJ 2026-2027: Legislative Priorities

### Affordable Home Production/Community Development Resources:

- **Grow the Neighborhood Revitalization Tax Credit:** A4697/S1799 (Reynolds-Jackson, Singleton)
- **Rebuild the Affordable Housing Trust Fund:** A1737/S3103 (Reynolds-Jackson, Lopez, Murphy, Wimberly, Gopal)
- **Accessory Dwelling Units:** A3567 (Greenwald, Lopez, Singleton, Timberlake)

### Rent Stabilization

- **Capping Unconscionable Rent Increases:** A3507/S726, Lopez/Miller/Burzichelli
- **Establishes Statewide limitation on rent increases:** A751/S452, Stack/McKnight/Abdelaziz
- **Rent Increase Limits for Seniors:** A461/S3049, Rodriguez/Wimberly/Burgess
- **Makes Rental Market-Distorting Software Illegal:** A3326/S451 (Brennan/Stack)
- **Requiring Municipal Rent Controls for New Housing Developments:** A750/S3029, Abdelaziz/Wimberly/McKnight

### Tenant Protections

- **Legal Representation for Renters Facing Eviction:** S2090, Moriarty
- **Safe and Sanitary Rental Housing Act:** S3030, Wimberly/McKnight
- **Landlord-Tenant Court Record Confidentiality:** S402, Stack/Onyema
- **Concerns Landlord Breach of Implied Habitability:** S403, Stack/G. Rodriguez
- **Immigrant Tenant Protection Act:** A4492/S3530, Schaer/Ruiz

### Preventing and Ending Homelessness:

- **The NJ Gloria Johnson Act (Homeless Bill of Rights):** A3322/S2658 (Brennan/Timberlake)
- **Eviction Filing Fee Increase:** A3481/S391 (Lopez/Rodriguez/Stack)
- **Streamlining Affordable Housing and Assistance Applications:** A1686/S1785 (Reynolds-Jackson/Singleton)
- **Concerning Credit Scores for Affordable Housing Applicants and Recipients of State/Federal Supports:** A1766/S219 (Verrelli/Turner)

### Abandoned Properties

- **The Residential LLC Landlord Liability Act:** S2191 (Ruiz)
- **Community Wealth Preservation Program Update:** A2233/S2708, Speight, Timberlake, Zwicker
- **The "Vacant Property Revitalization and Affordable Housing Act":** S1832, Singleton
- **Strengthening the Abandoned Properties Rehabilitation Act (P.L.2003, c.210)**

### Housing Adjacent/Social Stability:

- **Immigrant Trust Package:** S3114, S3521, S3522, Wimberly/Timberlake/Ruiz