

## The Truth About Rent Control in Bloomfield

- a) Under New Jersey law rent control is consumer protection legislation subject to the existence of a housing emergency. No housing emergency exists in Bloomfield;
- b) That more than half the municipalities in Essex County do not allow rent control and that other contemporary rent control ordinances in neighboring communities have evolved to reflect the current fiscal, housing and business environments;
- c) That the proven effect of rent control laws is to transfer property tax burdens from multi-family to single-family home owners but not other commercial property owners;
- d) That affordable housing is a worthy social objective, but that rent control is proven to be ineffective at creating or maintaining affordable housing, and that its rewards do not reach the intended beneficiaries;
- e) That rent control may serve legitimate social purposes during a tenancy tenure, but that new residents who have not earned the status should not be granted subsidies;
- f) That the health of the housing stock is threatened by limiting the income of properties to a point where their upkeep is not practical for the owner;
- g) That current annual increases do not permit energy or insurance pass throughs, resulting in an effective property taking and a multi-family property tax appeal spiral;
- h) That restricting rents can lead to condominium conversion and an effective reduction in affordable housing;
- i) That the administration of rent leveling ordinances should not be unduly burdensome to the municipality or the property owners;
- j) That violators of the rent leveling ordinance should be subject to penalty of under the law.

Municipality	County	Maximum Yearly Rent Increase - Heat	Maximum Yearly Rent Increase - No Heat	Increase Details	Vacancy Decontrol	Decontrol Details	Units Covered by Price Controls	Details	Property Tax Pass-Through	Fuel Pass-Through	Water Pass-Through	Sewerage Pass-Through	Special Senior Protection	Date Ordinance Last Updated
<b>Bloomfield (Twp. of)</b>	<b>Essex</b>	<b>CPI (up to 3.5%)</b>	<b>CPI (up to 3.5%)</b>	<b>Index Used: NYCPI</b>	<b>Permanent</b>		<b>1+</b>							<b>2011</b>
Caldwell (Borough of)	Essex	2.75-6%	2.75-6%	499 5%; \$50-749 3.75%; Greater than \$750 2.75%	Limited	Maximum increase 25% above standard increase	2+							2014
Cedar Grove (Twp. of)	Essex	<b>CPI + .5% (up to 5.5%)</b>	<b>CPI + .5% (up to 5.5%)</b>	<b>Index Used: NYCPI</b>	<b>Unlimited</b>		<b>1+</b>		Yes					2014
East Orange (City of)	Essex	4%	4%	Index Used: NYCPI-U	Minimal	5% over previous rent	1+	6+ if owner occupied						2015
Irvington (Twp. of)	Essex	4%	3%		Unlimited		2+	4 unit buildings are exempt.						2013
Maplewood (Twp. of)	Essex	CPI	CPI	Average increase of the CPI over the past 3	Permanent		3+		Yes				Yes	2005
<b>Newark (City of)</b>	<b>Essex</b>	<b>CPI (up to 4%)</b>	<b>CPI (up to 4%)</b>	<b>Index Used: NJ Area CPI</b>	<b>Limited</b>	Max increase 20%, requires an investment of \$5,000 per room	<b>1+</b>	<b>5+ if owner occupied</b>	<b>Yes</b>		<b>Yes</b>		<b>Yes</b>	<b>2014</b>
South Orange Village (Twp. of)	Essex	5.5%	5.5%		Unlimited		1+	Landlord with 2 or fewer units exempt						2003
Verona	Essex	CPI (up to 5%)	CPI (up to 5%)	Index Used: NCPI-W	Limited	comparable unit in building	3+						Yes	1988
West Caldwell (Twp. of)	Essex	5.5%	5.5%		Limited	One increased permitted each year	3+							1988
West Orange (Twp. of)	Essex	3%	2%		Unlimited		4+		Yes		Yes	Yes		1993

**Legend**

- \_\_\_\_\_ Rent Control Repealed
- \_\_\_\_\_ Permanent Decontrol Added
- \_\_\_\_\_ Added Rent Control
- \_\_\_\_\_ Need to Confirm

Changes from 2007 Study are in Bold