



**New Jersey Department of Community Affairs  
Division of Codes and Standards  
Landlord-Tenant Information Service**



**RIGHTS OF TENANTS IN  
CONDOMINIUM CONVERSION  
POST-CONVERSION TENANTS**

Post-Conversion Tenants are those tenants whose initial tenancy began after the master deed was recorded and the units are offered for sale. Tenants in any residential rental property, may only be evicted, when the Court has ordered an eviction. A landlord may ask a tenant to move; however, the tenant is not required to move unless a landlord files a complaint in Superior Court and the Court has ordered the eviction. Self-Help Evictions, that is entry into a dwelling unit and removal of the tenants, their property, disconnection of utilities or changing the locks without the tenant's consent or without a judgment from a court, are not permitted in N.J.

- ❑ The landlord of a building being converted to a condominium must give tenants a two month Notice to Quit, if he wishes to evict a tenant, because he has contracted to sell the rental unit to a buyer who intends to personally occupy the unit and the contract for sale requires that the unit be vacant at the time of the closing.

**STATEMENT**

**THIS BUILDING IS BEING CONVERTED TO OR IS A CONDOMINIUM OR COOPERATIVE. YOUR TENANCY CAN BE TERMINATED UPON 60 DAYS' NOTICE IF YOUR APARTMENT IS SOLD TO A BUYER WHO SEEKS TO PERSONALLY OCCUPY IT. IF YOU MOVE OUT AS A RESULT OF RECEIVING SUCH A NOTICE, AND THE LANDLORD ARBITRARILY FAILS TO COMPLETE THE SALE, THE LANDLORD SHALL BE LIABLE FOR TREBLE DAMAGES AND COURT COSTS.**

- ❑ The landlord of three or less condominium units must give tenants a two month Notice to Quit, if he wishes to evict the tenant, because he has contracted to sell the rental unit to a buyer who intends to personally occupy the unit and the contract for sale requires that the unit be vacant at the time of the closing.
- ❑ At the time of applying for tenancy and at the time of establishing any rental agreement the landlord must provide prospective and new tenants the following statement:
- ❑ If a post-conversion tenant was not given the required statement in accordance with the law as stated above, the tenant will have the right to a three year notice to quit. N.J.A.C. 2A:18-61.9