Heating Regulations New Jersey: Guidelines for Landlords

Reference chart for landlords and building owners | Full guide: mobilesteam.com/heating-regulations-for-landlords-new-jersey/

Landlords in New Jersey (the Tri-State area) have a legal obligation to provide heat and hot water to their tenants.

In most jurisdictions tenants have the right to adequate heat from October 1 to May 15. Indoor temperatures must be at least 68°F between 6 AM and 11 PM when outside temperatures fall below 55°F. From 11 PM to 6 AM, indoor temperatures must be at least 65°F, regardless of outdoor conditions. Hot water should be maintained at a minimum of 120°F and maximum of 140°F.

A failure to maintain a working heat and hot water system may result in significant financial penalties. Renting a temporary boiler is one way for building owners to stay in compliance with heating regulations.

Disclaimer: Chart meant for reference only. Check directly with jurisdiction to confirm.

JURISDICTION	HEATING REGULATION	HOT WATER REGULATION	FINES
NEW JERSEY	**October 1–May 15** **6:00 AM–11:00 PM** If outside temperature falls below 55°F, inside temperature must be at least 68°F **11:00 PM–6:00 AM** Inside temperature must be at least 65°F regardless of the outside temperature	**Year-Round** 120°F min, 140°F max	• Landlords can be fined for not providing adequate heat. The specific amount can vary, but fines can be substantial, especially for repeated violations. • Tenants can take legal action against landlords who do not comply with heating regulations. This can include withholding rent until the issue is resolved. • **Repair orders:** The local housing authority can issue orders requiring landlords to make necessary repairs to ensure compliance with heating laws Source: NJ DCA

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