

TOWNSHIP OF NORTH BRUNSWICK **AFFORDABLE HOUSING OWNERSHIP REQUIREMENTS**

As an owner of an Affordable Housing Unit, you have a legal responsibility to maintain and manage your home in accordance with the restrictions and guidelines established by Chapter 195 of the Code of the Township of North Brunswick, with the full text available at *northbrunswicknj.gov*.

The following are some of the law's requirements that relate to your ownership or rental rights. Unless otherwise stated, these requirements apply to units restricted for occupancy by both low-income and moderate-income households.

Ownership

- A household that purchases an Affordable Housing Unit must occupy it as their principal residence and **may not rent or lease the unit**, except upon finding of hardship by the Township's Affordable Housing Agency.

Resale Price

- An affordable housing unit may be resold **only** at a price permitted under the Agency's regulations and then only to a household that qualifies to purchase the unit under the Agency's regulations.

Resale Procedures

- Owners must obtain the maximum resale price of the affordable unit from the Agency and may sell the unit for no more than the maximum price.
- The owner is to provide a copy of the Contract of Sale for any affordable unit to the Agency.
- The owner is responsible for assuring, by requiring the appropriate documents at closing, that the unit will remain subject to affordability controls.

Violations of the Law

An owner of an affordable housing unit who violates any of the restrictions of the Ordinance may be subject to the following penalties, after an investigation, and upon an action brought by the Agency in a court of law:

- A fine of not more than \$1,250.00 or imprisonment not to exceed ninety (90) days, or both, for each day the violation continues.

- In case of a resale for more than the maximum amount permitted under the Agency's regulations, a payment into the Township's Affordable Housing Trust Fund of the amount of the difference between the unauthorized resale price and the maximum allowed resale price.
- In the case of an unauthorized rental of a unit restricted for occupancy by the owner, a payment into the Township's Affordable Housing Trust Fund of the amount of the difference between the unauthorized rental and the maximum allowed rental for the entire term for which the violation existed and payment of an innocent tenant's relocation costs.
- A foreclosure and resale of the unit.

If you have any questions regarding the township's Affordable Housing requirements, or its applicability, please contact:

**Donna Ball, Secretary
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