



The federal eviction moratorium has ended, but you may still have protections if you live in New Jersey.

If you live in a New Jersey household with income below 120% of your county's Area Median Income (AMI), you are protected from eviction or removal for nonpayment of rent, late payment of rent, or failure to accept a rent increase that accrued from March 1, 2020 to August 31, 2021. (Note that while you may not be evicted, this rent is still due to landlords and landlords may pursue this rent through a money judgment.)

Find out more at <https://covid19.nj.gov/pages/renter>. If you live in a New Jersey household with income below 80% of AMI, you may also be eligible for protection from eviction or removal through December 31, 2021, and other assistance and services. To exercise these protections, you must self-certify at <https://covid19.nj.gov/pages/renter>.

You may also be entitled to rental assistance through the COVID-19 Emergency Rental Assistance Program (CVERAP) or the Eviction Prevention Program (EPP). The EPP will pay rent arrears and future rent up to a total of 24 months, as well as utility assistance, for low-income, moderate-income, and middle-income households that have experienced an economic impact due to COVID-19. To learn more about both applications, go to <https://njdca.onlinepha.com/>.

The New Jersey Division on Civil Rights (DCR) enforces protections under the New Jersey Law Against Discrimination (LAD), which prohibits discrimination in housing based on actual or perceived race, religion, national origin, gender, sexual orientation, gender identity or expression, disability, source of lawful income, and other protected characteristics. These prohibitions apply to realtors, housing providers, homeowner's associations, and others.

For example, a landlord cannot target you for eviction because of your race or national origin and cannot reject your application because you intend to pay rent with subsidies or vouchers provided by federal, state, or local rental-assistance programs including Section 8 housing choice vouchers, the COVID-19 Emergency Rental Assistance Program (CVERAP) or the Eviction Prevention Program (EPP). Under the LAD, landlords also cannot refuse to fill out the paperwork necessary for you to participate in such state and federal rental assistance programs.

If you think your rights under the LAD have been violated, you can submit a DCR intake form at <https://bias.njcivilrights.gov/en-US/> or call the housing discrimination hotline: 1-866-405-3050 and a DCR receptionist can help you fill out the form.

To apply for rental assistance, contact the New Jersey Department of Community Affairs (DCA) Emergency Rental Assistance program at <https://njdca.onlinepha.com>, (609) 490-4550 or COVID.Rental.Assistance@dca.nj.gov. Legal service providers available to assist very low-income, low-income or moderate-income tenants throughout New Jersey include:

- Legal Services of New Jersey: www.lsnj.org (1-888-576-5529)
- Volunteer Lawyers for Justice New Jersey: www.vljni.org/get-help (973-645-1955)
- Community Health Law Project: www.chlp.org (973-274-1175) – for tenants with disabilities

Ways to contact DCR: Phone: 1-833-NJDCR4U (711 relay)
Online: NJCivilRights.gov and <https://bias.njcivilrights.gov> to file a complaint
Email: CommunityRelations@NJCivilRights.gov
Social Media: Facebook and Twitter @CivilRightsNJ #CivilRightsNJ #StopTheHate

