



Maximum Attorney Service Fees

Rule Adoptions

COMMUNITY AFFAIR

NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY

Notice of Administrative Changes

Maximum Attorney Services Fees

N.J.A.C. 5:80-31.3

Effective Date: January 1, 2026.

Take notice that the New Jersey Housing and Mortgage Finance Agency (Agency), pursuant to N.J.A.C. 5:80-31.3(f), has determined the annual increase in the overall Consumer Price Index for New York-Newark-Jersey City, as published by the United States Department of Labor, Bureau of Labor Statistics, as of September 30, 2025, to be 3.0 percent. Accordingly, the Agency is hereby changing, effective as of January 1, 2026, the maximum fees that can be paid from project funds for Agency-approved attorney services, as set forth at N.J.A.C. 5:80-31.3(a).

Full text of the changed rule follows (additions indicated in boldface **thus**; deletions indicated in brackets [thus]):

SUBCHAPTER 31. ATTORNEY SERVICES

5:80-31.3 Maximum fees

(a). The maximum fees that can be paid from project funds for Agency-approved attorney services are as follows:

1. General legal matters... up to [\$250.00/hour] **\$258.00/hour**;
2. Tenancy actions, as follows:
 - i. For each of the first two cases (requiring court appearance) on the same day... up to [\$197.00] **\$203.00**;
 - ii. For each additional case presented on the same day...up to [\$146.00] **\$150.00**; and
 - iii. For each case prepared for trial but resolved prior to actual court appearance...up to [\$100.00] **\$103.00**; and
3. General litigation, as follows:
 - i. Non-trial hours...up to [\$347.00/hour] **\$357.00/hour**; and
 - ii. Trial hours...up to [\$399.00/hour] **\$411.00/hour**.

(b)-(f) (No change.)