

**New Jersey Division on Civil Rights
Multiple Dwelling Reporting Rule (MDRR)
Frequently Asked Questions**



**This document was updated in November 2025 to reflect the April 7, 2025 MDRR amendments.
Please read it carefully in its entirety to familiarize yourself with new requirements.**

NOTICE

On April 7, 2025, the Division on Civil Rights (DCR) amended the MDRR to expand coverage to owners of 25 or more dwelling units across locations in New Jersey, require owners to provide DCR’s Tenant/Applicant Inquiry Form (“Inquiry Form”) to their applicants and tenants/leaseholders, expand reporting to include all known occupants and additional demographics, and enhance penalties for late filing. Under the MDRR, owners subject to the MDRR’s requirements (i) collect information required by the rule; and (ii) report that information to DCR by submitting an MDRR Report the following January. **These new amendments apply to the collection of data by owners beginning on January 1, 2026, and will apply to all MDRR Reports filed in January 2027 and later.** This Notice describes the reporting obligations of all covered owners.

Remainder of 2025

2025 Requirements: No change. Continue to follow pre-amendment requirements.

Previously covered owners (owners of 25 or more dwellings units at the same general location in New Jersey) can continue to collect demographic information from applicants and tenants/leaseholders using the [pre-amendment MDRR Tenant/Applicant Inquiry Form](#) (racial/ethnic designation only).

Owners should not attempt to collect information from applicants and tenants/leaseholders outside of the pre-amendment MDRR Tenant/Application Inquiry Form.

2026

January 2026 Reports: No change. Reports follow pre-amendment requirements.

Only owners of multiple apartment dwellings as defined by the prior rule (owners of 25 or more dwellings units at the same general location in New Jersey) file Reports with DCR by **January 30, 2026**, using the information collected using the [pre-amendment MDRR Tenant/Applicant Inquiry Form](#) (racial/ethnic designation only) and [Report Worksheet](#) for January 1 through December 31, 2025 data.

2026 Reports will not ask owners to report on the expanded demographic information of gender, familial status, and receipt of rental assistance for applicants and tenants/leaseholders in 2025.

Tenant/Applicant Inquiry Form Requirement Takes Effect January 1, 2026

All owners of a multiple dwelling including owners newly covered under the amended definition (owners of 25 or more dwelling units across the State of New Jersey in more than one development/complex/location) **must** begin to collect demographic information from applicants and tenants/leaseholders using the [updated MDRR Tenant/Applicant Inquiry Form](#).

**New Jersey Division on Civil Rights
Multiple Dwelling Reporting Rule (MDRR)
Frequently Asked Questions**



The updated form will ask applicants and tenants/leaseholders to **voluntarily** supply their gender, familial status, and receipt of rental assistance in addition to previously collected racial/ethnic designation.

2027

January 2027 and Later Annual Reports

All owners of a multiple dwelling, including owners newly covered under the amended definition (owners of 25 or more dwelling units across the State of New Jersey in more than one development/complex/location) file Reports with DCR by **January 30, 2027**, using the information collected using the **[updated MDRR Tenant/Applicant Inquiry Form](#)** and **updated Report Worksheet** (available on DCR's **[website](#)** by December 1, 2026) for January 1 through December 31, 2026 data.

Reports will include gender, familial status, and receipt of rental assistance in addition to previously reported racial/ethnic designation. This will apply to Reports filed in January 2027 and later.

For every reporting period moving forward, all owners of a multiple dwelling (as defined by the amended MDRR), must continue to use the **[updated MDRR Tenant/Applicant Inquiry Form](#)** and file Reports with DCR by the reporting deadline (January 30).

**New Jersey Division on Civil Rights
Multiple Dwelling Reporting Rule (MDRR)
Frequently Asked Questions**



MDRR General Information

What is the Multiple Dwelling Reporting Rule (MDRR)?

The MDRR is a set of regulations that is enforced by DCR. Under the rules, owners of 25 or more dwelling units must provide demographic information on applicants and occupants by filing an annual report with DCR. The questions and answers below explain the rules in more detail. Owners are encouraged to review the [regulation language](#) and the [MDRR webpage](#).

Who is required to file MDRR reports with DCR?

Owners of a “multiple dwelling” in New Jersey are required to file annual MDRR reports with DCR. In 2025, DCR readopted and amended the MDRR, expanding the definition of “multiple dwelling” to include 25 or more total dwelling units (apartments, condominiums, duplexes, townhomes, single-family homes) across the State of New Jersey. This includes owners with 25 or more dwelling units in a single location/complex and owners with a total of 25 or more dwelling units across locations in the State of New Jersey under one management or with ownership in common.

MDRR reports are filed for each dwelling unit location/complex, meaning an owner subject to the MDRR who owns dwelling units in multiple locations files a separate report for each location/complex.

What happens if an owner does not file an MDRR report on time?

Multiple dwelling owners are required to file an MDRR report for each location/complex subject to the MDRR annually by January 30. Owners who fail to file the MDRR report on time (or at all) are in violation of the rules and will be subject to a penalty. Owners must pay penalties by check made payable to “Treasurer—State of New Jersey.”

Penalties are as follows:

- More than 15 days, less than 30 days late = \$500
- More than 30 days, less than 60 days late = \$1,000
- More than 60 days, less than 90 days late = \$1,500
- More than 90 days = \$2,500

In addition to paying a penalty, owners who do not file reports on time are required to file the missing MDRR report(s).

How can an owner apply to have late filing penalties waived?

An owner may apply to the Director of DCR for a waiver or relaxation of penalties on the filing portal at <https://mdrr.njcivilrights.gov>. The owner must describe, with specificity, the owner's reasons for late filing or failure to file. If applicable, the owner should include documentation supporting the request. The Director may consider such factors as the owner’s previous filing history, the owner’s promptness in filing the report upon notice of delinquency, DCR’s resources expended on addressing the delinquency, and any exceptional circumstances related to the delinquency (which may include an owner’s undue hardship, economic or otherwise).

Contact DCR’s MDRR Unit at 609-376-3295 or at DCRMDRR@NJCivilRights.gov.

**New Jersey Division on Civil Rights
Multiple Dwelling Reporting Rule (MDRR)
Frequently Asked Questions**



Information for Owners of 25 or More Dwelling Units at a Single Location/Complex

Which dwelling units are previously covered owners—owners of 25 or more dwelling units at a single location/complex—required to include in reports filed in 2026?

Reports filed in January 2026 (containing information for January 1 through December 31, 2025) will include only multiple dwellings as defined by the pre-2025 MDRR amendments, meaning developments with 25 or more dwelling units at a single location/complex.

Before the MDRR was amended on April 7, 2025, owners were required to file a report only for developments with 25 or more dwelling units at a single location/complex. Owners of these developments must continue to file a report for each of these 25-or-more-unit locations/complexes as they have previously, including in January 2026 and subsequent years. Owners need not report on any additional dwelling units at locations across New Jersey with less than 25 units until January 2027.

Example: An owner owns one location/complex with 30 units and two smaller buildings in other locations in New Jersey with 10 units each. In January 2026, the owner must file a report only for the location/complex with 30 units. In 2027, and in each subsequent year, the owner must additionally file reports for each of the buildings with 10 units.

Does a new owner of 25 or more dwelling units in the same location/complex need to file an MDRR report with DCR in January 2026?

Yes. All owners of properties subject to the MDRR must file an annual report as described above. For instance, if an owner acquired or will acquire a location/complex with 25 or more dwelling units in 2025 (or any year), the new owner is required to file that year's annual report the following January.

If the new owner receives completed Inquiry Forms or other tenant/applicant demographic data from the previous owner, the new owner must include that data in that year's report. If the previous owner did not maintain or provide demographic information for that year, the new owner must report data from the date ownership changed. The new owner must register an owner account with the MDRR Portal at mdrr.njcivilrights.gov, connect to the location/complex it purchased (referred to as existing complex in the MDRR portal) or create a new complex, and file the report. Please consult the manual on the website for more information about connecting to an existing complex or creating a new complex. If you have any questions or problems, please contact DCR's MDRR Unit at DCRMDRR@njcivilrights.gov or 609-376-3295.

Who do owners of 25 or more dwelling units at a single location/complex need to provide the Inquiry Form to in 2025?

Owners of 25 or more dwelling units at a single location/complex can provide their applicants and tenants/leaseholders with the [pre-amendment Inquiry Form](#) available on DCR's website for the remainder of 2025 to aid in completing their reports filed in 2026. Beginning January 1, 2026, owners are required to provide applicants and tenants/leaseholders of all their dwelling units with the [updated Inquiry Form](#) and to use the form to collect, record, and maintain information on applicants and tenants/leaseholders as described further below.

Contact DCR's MDRR Unit at 609-376-3295 or at DCRMDRR@NJCivilRights.gov.

**New Jersey Division on Civil Rights
Multiple Dwelling Reporting Rule (MDRR)
Frequently Asked Questions**



**Information for Owners Newly Covered by the 2025 Amendments
(Owners of 25 or More Dwelling Units across the State), in Addition to Those With 25 or More
at a Single Location/Complex**

When do owners newly covered by the 2025 amendments need to start filing MDRR reports?

Owners who own 25 or more total dwelling units across locations in the State of New Jersey but do not own 25 or more dwelling units in any single location/complex *will not be required to file reports for their dwelling units until January 2027.*

Does an owner need to file a report in January if they recently acquired additional dwelling units and now have more than 25 dwelling units across the State for the first time?

Owners are subject to the MDRR once they own 25 or more dwelling units across locations in the State of New Jersey. If no single location/complex has 25 or more dwelling units, owners do not need to file an MDRR annual report until January 2027. Once an owner owns 25 or more dwelling units across locations in the State, even if they owned the units for less than the full calendar year, the owner is required to file MDRR annual report/s for the period of time they owned the units (months or weeks), including for the full year or part of the year that they were subject to the rule.

Example: An owner has owned a 20-unit building for several years. In 2025, the owner acquired an additional building in another location with 10 units. This owner does not need to file annual MDRR reports with DCR until January 2027 because they do not have 25 or more dwelling units in the same location/complex. In 2027, however, and in each subsequent year, the owner must file an annual MDRR report for the 20-unit building and an annual MDRR report for the 10-unit building.

When do newly covered owners need to begin providing applicants and tenants/leaseholders with DCR's Tenant/Applicant Inquiry Form?

Beginning January 1, 2026, owners of 25 or more dwelling units across locations in the State of New Jersey, regardless of unit type (apartments, condominiums, duplexes, townhomes, single-family homes) or location, must provide applicants and tenants/leaseholders with the [updated Inquiry Form](#) and maintain completed forms according to the rule.

**New Jersey Division on Civil Rights
Multiple Dwelling Reporting Rule (MDRR)
Frequently Asked Questions**



Information About the MDRR Portal and Online Filing

Where can owners find the MDRR Portal to register and file their report online?

Please visit the MDRR Portal at mdrr.njcivilrights.gov. Upon accessing the portal, owners should download and view the Quick Reference Guide that will provide them with instructions to, among other things, create a new location/complex in the portal, connect to an existing location/complex, change their location/complex's status, and file their annual report(s). If owners have any questions or problems, they should consult the Quick Reference Guide on the MDRR Portal or contact DCR's MDRR Unit at DCRMDRR@njcivilrights.gov or 609-376-3295.

Can owners file their report by sending in a paper form if they cannot file the form online on the MDRR Portal?

No, DCR's rules require owners to file MDRR annual reports electronically on the MDRR Portal. If owners have difficulty completing the MDRR annual report via the MDRR Portal, they should contact DCR's MDRR Unit at DCRMDRR@njcivilrights.gov or 609-376-3295.

Where can owners find their location/complex code and PIN?

The code and PIN are located on the Official Government Notice for MDRR Compliance mailed to the owner's registered address in December of the calendar year for which they are required to report. The location/complex code is composed of eight digits: the first character is alphabetical, followed by seven numbers. The PIN is a four-digit number that owners use to register their location/complex in the MDRR Portal. If an owner does not receive this notice, they should contact DCR's MDRR Unit and provide their name, location/complex name, location/complex address, and phone number, speaking clearly if leaving a message via phone.

How should owners prepare to file their annual MDRR report online on the MDRR Portal?

Before completing the annual report, owners should be sure they have all MDRR records available, including:

- Completed Tenant/Applicant Inquiry Forms,
- Information about their unit breakdown (e.g. one, two, or three bedroom),
- Minimum/maximum rents,
- Utilities provided,
- Turnover,
- Number of applicants and tenants/leaseholders/occupants receiving Section 8 or other rental assistance,
- Advertising and recruiting techniques,
- Federal subsidy agency/monitor (e.g. HUD),
- Accessibility to persons with disabilities, and
- Breakdowns of demographics required by the rules for tenants/leaseholders and applicants (for January 2026 and later reports), as well as known occupants (for January 2027 and later reports).

New Jersey Division on Civil Rights Multiple Dwelling Reporting Rule (MDRR) Frequently Asked Questions



Owners should follow the instructions on the Multiple Dwelling [Report Worksheet](#) to complete the worksheet and compile the required data. The Report Worksheet can be found on DCR's website at <https://www.njoag.gov/about/divisions-and-offices/division-on-civil-rights-home/know-the-law/multiple-dwelling-reporting-rule/>. Owners should double check that the information and numbers provided are accurate before submitting the online report. An updated Report Worksheet will be available on DCR's website to aid in preparing reports filed in 2027 and later.

How do owners file reports for dwelling units in different locations/complexes?

Owners are required to file a separate MDRR annual report for each location/complex in New Jersey. Each location/complex will receive its own location/complex code and PIN that they must link to their account through the MDRR Portal. Owners who meet the filing requirements under the 2025 amended rules but who were not previously required to report prior to the 2025 amendments are required to file annual reports for each location/complex beginning in January 2027, containing information for January 1, 2026 through December 31, 2026.

Information About MDRR Forms

What is the Tenant/Applicant Inquiry Form?

DCR developed the Tenant/Applicant Inquiry Form to assist owners in collecting the demographic information required by the MDRR. The most current version of the form can be found on DCR's website at <https://www.njoag.gov/about/divisions-and-offices/division-on-civil-rights-home/know-the-law/multiple-dwelling-reporting-rule/> under MDRR Forms. Owners can download the form and provide it to tenants/leaseholders and applicants either electronically or in print. The top half of the form is designed to educate tenants/leaseholders and applicants about the MDRR prior to filling it out and returning it to owners. Prior to January 1, 2026, use of this form is optional.

Beginning January 1, 2026, owners must provide the [updated Inquiry Form](#) to their tenants/leaseholders and applicants and ask them to complete and return the form to the owner.

Owners can provide their leaseholders/tenants and applicants with the [pre-amendment Inquiry Form](#) for the remainder of 2025.

Is it legal for owners to collect, record, and maintain demographic information about the tenants/leaseholders and applicants for their dwelling units?

Yes, it is legal to collect, record, and maintain the demographic information required by and consistent with the MDRR. Such data has been reported to DCR for more than 50 years. The data collected through the MDRR enables DCR to study patterns of housing occupancy, investigate patterns or practices of potential housing discrimination, and affirmatively enforce the New Jersey Law Against Discrimination.

**New Jersey Division on Civil Rights
Multiple Dwelling Reporting Rule (MDRR)
Frequently Asked Questions**



Prior to January 1, 2026, owners must collect, record, and maintain racial/ethnic information about tenants/leaseholders and applicants. For the remainder of 2025, owners can use DCR's [pre-amendment Inquiry Form](#) to collect this information.

Beginning January 1, 2026, owners must collect information about tenants/leaseholders, occupants, and applicants using the [updated Inquiry Form](#). The updated Inquiry Form asks applicants and tenants/leaseholders (on behalf of all dwelling unit occupants) to supply their race/ethnicity, gender, and familial status and whether they receive rental assistance. Discrimination on the basis of race/ethnicity, gender, familial status, and source of lawful income, including rental assistance such as Section 8 vouchers, is prohibited by the Law Against Discrimination.

How may owners use the information obtained from the Tenant/Applicant Inquiry Form?

The only permissible use for the Inquiry Form is to enable owners to complete their MDRR reports. Owners may not use the information obtained from the Inquiry Form to discriminate against, harass, or intimidate an applicant, tenant/leaseholder, or occupant in any manner. Owners are prohibited from taking any adverse action, including raising rent, against a tenant/leaseholder or occupant on the basis of information provided by tenants/leaseholders or occupants related to the reports.

Are tenants/leaseholders and applicants required to complete the Tenant/Applicant Inquiry Form and return it to owners?

No. Tenants/leaseholders and applicants are not required to complete or return the Inquiry Form. Tenants/leaseholders who choose to complete the form will complete the form for all occupants of their dwelling unit.

Can owners request race/ethnicity, gender, and familial status information from applicants outside of the Tenant/Applicant Inquiry Form?

No, this information may not be collected outside of the Inquiry Form unless required or permitted by a federal or state program.

When do owners provide the Tenant/Applicant Inquiry Form to applicants?

Owners are required to provide the Inquiry Form to applicants upon the completion of the application process. Owners are prohibited from requesting the information from an applicant prior to the completion of their application process. The completion of the application process occurs when the applicant has completed all the requirements and submitted all the information required by the owner to be considered for tenancy.

If screening for criminal history, when should owners provide the Tenant/Applicant Inquiry Form to applicants?

Owners should provide the Inquiry Form after the completion of the initial application process, before criminal background screening.

**New Jersey Division on Civil Rights
Multiple Dwelling Reporting Rule (MDRR)
Frequently Asked Questions**



Who is considered an applicant?

Anyone who completes the application process, even if the owner does not actually consider the individual for tenancy, is considered an applicant pursuant to the rules. Persons who submit a “pre-application” or a request to be included on a waitlist are not applicants under the rules.

When do owners provide the Tenant/Applicant Inquiry Form to current tenants/leaseholders?

Beginning January 1, 2026, owners are required to provide the Inquiry Form to tenants/leaseholders with every offer of lease renewal, or annually for lease terms of one year or less and may provide tenants/leaseholders with the form at additional times to facilitate accurate reporting on behalf of all dwelling unit occupants.

How will owners report for each known occupant?

Owners are required to provide the [updated Tenant/Applicant Inquiry Form](#) to tenants/leaseholders beginning in 2026. Tenants/leaseholders will complete the Inquiry Form on behalf of all occupants in their dwelling unit. If a tenant/leaseholder does not complete or return the Inquiry Form, owners must report for each known occupant in the dwelling unit to the best of their knowledge and indicate that they completed the form on behalf of the tenant/leaseholder. Owners must not, however, enter a dwelling unit without the permission of a tenant/leaseholder or occupant, or otherwise conduct an investigation for the purpose of collecting information related to the MDRR.

How do owners report demographics for tenants/leaseholders and applicants that do not complete or return the Tenant/Applicant Inquiry Form?

Owners must include a demographic designation for all tenants/leaseholders and applicants about whom they have sufficient information when filing MDRR annual reports with DCR. If a tenant/leaseholder or applicant does not supply the information, owners are required to make a designation to the best of their knowledge. Owners must check the box at the bottom of the form indicating that they completed the form on behalf of the tenant/leaseholder or applicant. Please consult the [Multiple Dwelling Report Worksheet](#) for further instructions.

How should owners report for applicants for whom they have no demographic information, such as online applicants who did not return the Tenant/Applicant Inquiry Form?

If an owner does not have any interaction with an applicant and has no information on that applicant on which to base a designation, the owner should not include that applicant in the demographic breakdown of the report.

**New Jersey Division on Civil Rights
Multiple Dwelling Reporting Rule (MDRR)
Frequently Asked Questions**



If a tenant/leaseholder moves into another dwelling unit, is the move considered a turnover?

Yes, owners are required to make the adjustment in the unit section of the report (e.g., if a tenant/leaseholder moved from a one-bedroom to a two-bedroom apartment, owners must reflect that change).

Where are the block and lot number located?

Owners can locate the block and lot number on their tax bill, or they can call their local tax office.

How do owners record vacancies?

Owners should record all dwelling units, whether occupied or not, in the unit breakdown section. If a unit is unoccupied, the owner should record a 0 (zero) for that unit in the racial/demographic breakdown section.

For 2026 reports, containing information for January 1 through December 31, 2025, owners must record only current tenants/leaseholders in the racial breakdown section (as number of families).

Beginning with 2027 reports, containing information for January 1 through December 31, 2026, and for all subsequent annual reports, owners must record all required demographic information (racial/ethnic designation, gender, familial status, and receipt of rental assistance) for all known occupants.

What if a unit does not have a minimum and maximum rent?

Owners should record the same rent amount in both the minimum and maximum sections.

How long must owners maintain their MDRR records?

MDRR records must be maintained for a period of 3 years. MDRR records must be provided to DCR upon request.

Can owners maintain their tenant/leaseholder and applicant demographic information, including completed Tenant/Applicant Inquiry Forms, with their rental records?

No, owners must keep this information separate from their rental records. This means owners' notes on demographic information, Multiple Dwelling Report Worksheets used to prepare for reporting in the portal and completed Tenant/Applicant Inquiry Forms cannot be kept with other rental records.