

Borough of Hightstown - Heating of Rental Units

Landlords are required to provide heat to rental units in accordance with the following standards.

- During the period of October 1st through May 1st, all habitable rooms shall be able to be heated to a minimum temperature of sixty-eight (68) degrees Fahrenheit between the hours of 6:00 a.m. and 11:00 p.m.; and a minimum of sixty-five (65) degrees Fahrenheit between the hours of 11:00 p.m. and 6:00 a.m.
- During the period of May 1st through October 1st, if the average outside temperature within a 24 hour period is below sixty-five (65) degrees Fahrenheit, the above standards apply.

What to do when the heat goes out.

Fire, CO Alarms, Heating Oil Spills, Natural Gas Odors – Call 911

- Notify your landlord or property management office immediately so they can take steps to correct the heating problem.
- Make sure you have emergency contact information for your landlord before problems arise.
- It is important that you involve the landlord as soon as you notice a problem so the heating system can be properly evaluated. Prompt action can help prevent property damage, such as frozen pipes, which can occur if the heat is off for extended periods.
- In most cases, landlords will take prompt action. If the landlord is working to restore heat, tenants are encouraged to work cooperatively towards a solution. However, if your heating issues are not addressed, a complaint can be filed for code violations of the above standards. You will be required to provide the following information: nature of the problem, current thermostat temperature reading, the date the problem was first observed, dates and time of day the landlord was notified, landlord primary and emergency contact information.

Heating Complaints

Primary contact:	Borough Housing Official	609-490-5100 ext. 622
Back-up:	Health Department	609-936-8400
After-hours:	Hightstown Borough Police	609-448-1234

Additional Landlord-Tenant Information

http://www.state.nj.us/dca/divisions/codes/publications/pdf_lti/t_i_r.pdf

http://www.state.nj.us/dca/divisions/codes/publications/pdf_lti/spanish_tir.pdf