

NOTICE TO THE BAR

LANDLORD TENANT – RELAXATION OF RULE 6:7-1(d) (“WARRANT OF REMOVAL, ISSUANCE, EXECUTION”); REISSUANCE OF EXPIRED WARRANTS

The moratorium on evictions pursuant to Executive Order 106 prohibited the execution of warrants of removal except in very limited circumstances. As a result, warrants of removal that had been issued by the court expired before they could be executed.

The Supreme Court has relaxed Rule 6:7-1(d) to allow for a one-time reissuance of those warrants of removal that could not be executed within 30 days of issuance during the moratorium on residential evictions imposed due to the COVID-19 pandemic. The relaxation permits the one-time reissuance of such expired warrants of removal upon the letter request of a landlord-plaintiff and without the requirement of a motion and a warrant fee. The Court’s September 9, 2021 Order is attached.

Landlord-plaintiffs may request reissuance of these expired warrants of removal through December 31, 2021.

Questions regarding this notice may be directed to Taironda E. Phoenix, Assistant Director for Civil Practice at (609) 815-2900 ext. 54900 or taironda.phoenix@njcourts.gov.



Glenn A. Grant, J.A.D.
Acting Administrative Director of the Courts

Dated: September 14, 2021

SUPREME COURT OF NEW JERSEY

IT IS ORDERED, pursuant to N.J. Const., Art. VI, sec. 2, par. 3, that effective immediately, the provisions of Rule 6:7-1(d) (“Warrant of Removal; Issuance, Execution”) of the Rules Governing the Courts of the State of New Jersey, and the provisions of any other applicable rules, are relaxed so as to permit the one-time reissuance of any expired warrant of removal upon the letter request of a landlord made on notice to the tenant(s) without the requirement of a motion or a filing fee. Those warrants of removal expired because they could not be executed within 30 days of issuance during the moratorium on residential evictions imposed due to the COVID-19 pandemic. Any subsequent requests for reissuance shall require a motion and the requisite filing fee.

The provisions of this order shall remain in effect until December 31, 2021 unless specifically extended by Court Order.

For the Court,



Chief Justice

Dated: September 9, 2021