Frequently Asked Question:
How is CPI Calculated for Rent Control?

The Verona Rent Control Office utilizes the data provided by the Bureau of Labor and Statistics, BLS, to calculate the maximum allowable limit for lease renewals. Beginning January, 2027, the Township moved from a rolling monthly increase to a yearly increase.

The yearly CPI can be found on the Township Website at the link below:

Rent Control Lease Increases

Q: WHEN IS THE CONSUMER PRICE INDEX RELEASED?

Schedule of Releases for the Consumer Price Index

Reference Month	Release Date	Release Time
October 2026	Nov. 10, 2026	08:30 AM
November 2026	Dec. 10, 2026	08:30 AM
December 2026	Jan. 13, 2027	08:30 AM
January 2027	Feb. 11, 2027	08:30 AM
February 2027	Mar. 10, 2027	08:30 AM
March 2027	Apr. 13, 2027	08:30 AM
April 2027	May 12, 2027	08:30 AM
May 2027	Jun. 10, 2027	08:30 AM
June 2027	Jul. 14, 2027	08:30 AM
July 2027	Aug. 11, 2027	08:30 AM
August 2027	Sep. 14, 2027	08:30 AM
September 2027	Oct. 14, 2027	08:30 AM
October 2027	Nov. 10, 2027	08:30 AM
November 2027	Dec. 10, 2027	08:30 AM

Q: Beginning January, 2027, how is the maximum permissible increase calculated?

** ***Chart #1 Raw Data CPI-W***

The average CPI from September 2024 to August 2025 (the prior year) is calculated and compared to the average CPI from September 2025 to August 2026 (current year) and the difference is expressed as a percentage. This percentage is the maximum permissible increase from January-December (following year). The same methodology will be used to calculate the maximum permissible increase from year to year.

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg Sept-Aug	12 mo. Comp.	Increase Effective Jan 1
2024	919.16	919.84	923.36	927.56	930.19	937.20	940.56	942.04	946.34	945.69	947.08	947.65	958.03		
2025	955.105	958.52	960.29	962.96	961.61	969.26	970.46	971.37	974.40		974.97	978.02	995.12	3.87%	*2027
2026	981.54	987.43	996.43	1006.88	1010.91	1009.18	1012.81	1013.72							

**https://www.bls.gov/regions/northeast/data/xg-tables/ro2xgcpiny1967.htm

Q: If my lease renews between January and December, 2027 what is the maximum permissible increase?

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	5.80%	5.67%	5.86%	5.40%	5.49%	3.96%	3.31%	2.80%	1.78%	2.47%	3.02%	3.72%
2024	3.70%	3.22%	3.15%	3.40%	3.11%	3.67%	4.02%	4.14%	4.45%	4.50%	3.95%	3.881%
2025	3.73%	4.07%	4.13%	3.91%	4.21%	4.00%	3.82%	3.38%	3.42%	3.18%	3.11%	2.96%
2026	3.00%	2.95%	3.21%	2.77%	3.02%	3.76%	4.56%	5.13%	4.12%	4.36%	4.36%	4.48%
*2027	3.87%	3.87%	3.87%	3.87%	3.87%	3.87%	3.87%	3.87%	3.87%	3.87%	3.87%	3.87%

Q: What if I am age 62 or older or receiving social security disability benefits?

For dwelling units in which at least one tenant is [at least] 62 years of age or older and/or collecting social security disability benefits, the maximum annual permissible rent increase shall be 3.0% for 2027. Please refer to the township's webpage each October for the following years CPI increase.

Q: When will the CPI for each calendar year be posted to the Township Webpage?

The CPI will be posted to the Township's webpage each October that will be effective for January-December of the following year.

https://www.veronanj.org/rentcontrol
https://ecode360.com/37457740