

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 2961

STATE OF NEW JERSEY

DATED: MARCH 2, 2023

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No. 2961.

This bill extends the protected tenancy period for certain tenants who are senior citizens and certain tenants with a disability pursuant to the "Senior Citizens and Disabled Protected Tenancy Act," N.J.S.A.2A:18-61.22 et al. ("act"). The bill extends the protected tenancy period to the lifetime of those tenants who are senior citizens and those tenants with a disability.

The extension of the protections provided pursuant to the bill are necessary in the service of the public interest, as life expectancies have continued to increase in the United States since the initial enactment of the act, in order to protect senior citizen tenants and tenants with a disability from harmful disruptions in their living conditions later in life. These protections are especially imperative during a time when economic dislocations have sharply increased as a result of the COVID-19 pandemic and as recent evidence has proven that relocation at older age has been related to declines of both physical and cognitive functions.