

ASSEMBLY, No. 3841

STATE OF NEW JERSEY 218th LEGISLATURE

INTRODUCED APRIL 12, 2018

Sponsored by:

Assemblyman JOHN ARMATO

District 2 (Atlantic)

Assemblyman VINCENT MAZZEO

District 2 (Atlantic)

Assemblywoman CAROL A. MURPHY

District 7 (Burlington)

Co-Sponsored by:

**Assemblyman Peters, Assemblywomen Pinkin, McKnight, Assemblymen
Wirths and Space**

SYNOPSIS

Requires landlords to count federal military service member and veteran housing allowances as income for purposes of qualifying for rental housing; designated as Securing Electronic Records for Veterans Ease Act.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 6/21/2019)

1 AN ACT concerning federal military service member and veteran
2 housing allowances and designated as the Securing Electronic
3 Records for Veterans Ease Act, and supplementing chapter 8 of
4 Title 46 of the Revised Statutes.

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6 **BE IT ENACTED** by the Senate and General Assembly of the State
7 of New Jersey:

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9 1. a. A landlord, or any agent thereof, shall count a military or
10 veteran housing allowance, supported by United States Department
11 of Veterans Affairs documentation, as income for purposes of
12 determining whether a qualified prospective tenant meets any
13 minimum income qualifications to rent housing from the landlord.

14 b. As used in this section:

15 “Landlord” means any person who rents or leases or offers to
16 rent or lease, for a term of at least one month, dwelling units.

17 “Military” means the Armed Forces of the United States,
18 including the Army, Navy, Air Force, Marine Corps, and Coast
19 Guard, the National Guard and any other reserve component of the
20 armed forces, and the merchant marine when organized under the
21 federal law as a public military force.

22 “Military or veteran housing allowance” means any federal
23 housing allowance or stipend provided to a service member of the
24 military or a veteran, including, but not limited to, the basic
25 allowance for housing authorized pursuant to 37 U.S.C. s.403 and
26 the housing stipend authorized pursuant to 38 U.S.C. s.3313.

27 “Qualified prospective tenant” means any service member of the
28 military or a veteran who is receiving a military or veteran housing
29 allowance.

30 “Veteran” means a person who has served on active duty in the
31 Armed Forces of the United States and who was discharged or
32 released therefrom under conditions other than dishonorable.

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34 2. This act shall take effect immediately.

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STATEMENT

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39 This bill, designated as the Securing Electronic Records for
40 Veterans Ease (“SERVE”) Act, would require landlords and their
41 agents to count any federal military or veteran housing allowance as
42 income when determining whether a prospective tenant who is a
43 military service member or veteran meets any applicable minimum
44 income qualifications to rent housing from the landlord. The
45 SERVE Act bill would help military service members and veterans
46 secure rental housing. In particular, this bill would be of benefit to
47 full-time students who often have limited or no income.

A3841 ARMATO, MAZZEO

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1 In order to avail themselves of the provisions of this bill, a
2 military service member or veteran would have to furnish
3 documentation issued by the United States Department of Veterans
4 Affairs to the landlord that demonstrates they are receiving a federal
5 military or veteran housing allowance.