

ASSEMBLY, No. 797

STATE OF NEW JERSEY

219th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

Sponsored by:

Assemblyman ANTHONY S. VERRELLI

District 15 (Hunterdon and Mercer)

SYNOPSIS

Requires use of clear polycarbonate boarding for securing vacant and abandoned property.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



1 **AN ACT** concerning vacant and abandoned property and
2 supplementing Title 52 of the Revised Statutes.

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4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

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7 1. a. The owner of a property that becomes vacant and
8 abandoned pursuant to section 36 of P.L.1996, c.62 (C.55:19-55)
9 subsequent to the effective date of P.L. , c. (C.) (pending
10 before the legislature as this bill), shall use clear polycarbonate
11 boarding panels to secure all windows and doors if necessary.

12 b. The Department of Community Affairs shall have the
13 authority to issue rules and regulations to determine the
14 circumstances that require vacant and abandoned properties to be
15 secured with clear polycarbonate boarding.

16 c. An owner of a vacant and abandoned property shall not be
17 deemed compliant with P.L. , c. (C.) (pending before the
18 legislature as this bill) if materials other than clear polycarbonate
19 boarding panels are used to secure the property.

20 d. A municipality may, by ordinance, impose a fine not to
21 exceed \$500 per month for an owner that does not comply with the
22 requirements of P.L. , c. (C.) (pending before the legislature as
23 this bill).

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25 2. This act shall take effect immediately.

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STATEMENT

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30 This bill would require the use of clear polycarbonate boarding
31 panels for securing vacant and abandoned property. Abandoned
32 properties create a wide range of problems for the communities in
33 which they are located by fostering criminal activity, creating
34 public health problems, and otherwise diminishing the quality of
35 life for residents and business operators in those areas. An owner
36 that does not use clear polycarbonate boarding materials where
37 necessary shall not be deemed complaint with this act.

38 Abandoned houses often secured with plywood on the windows
39 have become synonymous with blight, diminish the property values
40 of neighboring properties, and have a negative effect on the quality
41 of life of adjacent property owners. Clear polycarbonate boarding
42 panels provide an aesthetically superior method for securing such
43 properties. The use of clear boarding panels will provide an
44 unobstructed view into abandoned and vacant properties which will
45 serve as a deterrent by allowing neighboring owners to report
46 criminal activity.