

**ASSEMBLY, No. 869**

---

**STATE OF NEW JERSEY**

**219th LEGISLATURE**

---

PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

**Sponsored by:**

**Assemblyman NICHOLAS CHIARAVALLOTI**

**District 31 (Hudson)**

**SYNOPSIS**

Requires residential landlords to equip steam radiators with protective covers.

**CURRENT VERSION OF TEXT**

Introduced Pending Technical Review by Legislative Counsel.



1 **AN ACT** requiring residential landlords to cover steam radiators and  
2 supplementing P.L.1983, c.383 (C.52:27D-192 et seq.).

3  
4 **BE IT ENACTED** *by the Senate and General Assembly of the State*  
5 *of New Jersey:*

6  
7 1. a. An owner of a residential rental property shall cover each  
8 steam radiator in the structure with an insulating material or guard  
9 that protects tenants, occupants, and other persons on the premises  
10 from receiving burns due to contact with the radiator.

11 b. (1) If a municipal ordinance requires a certificate of  
12 occupancy, certificate of inspection, or other documentary  
13 certification of compliance with laws and regulations relating to the  
14 safety, healthfulness, and upkeep of the premises for a change of  
15 occupancy of a property subject to the requirements of subsection a.  
16 of this section, the certificate shall not issue until the municipal  
17 officer or agency responsible for its issuance has determined that  
18 each steam radiator in the property is equipped with a cover as  
19 required by subsection a. of this section.

20 (2) If the provisions of paragraph (1) of this subsection do not  
21 apply to a change of occupancy of a property subject to the  
22 requirements of subsection a. of this section, an owner shall not  
23 lease the property without first obtaining from the enforcing agency  
24 a certificate evidencing that each steam radiator in the property is  
25 equipped with a cover as required by subsection a. of this section.  
26 The local governing body with jurisdiction over the enforcing  
27 agency or, if the Bureau of Fire Safety is the enforcing agency, the  
28 Commissioner of Community Affairs, shall establish a fee that  
29 covers the cost of inspection and of issuance of the certificate.

30 c. An owner who leases any property subject to the  
31 requirements of subsection a. of this section in violation of the  
32 requirements of this section shall be subject to a fine of not more  
33 than \$500, which may be collected and enforced by the enforcing  
34 agency by summary proceeding pursuant to the "Penalty  
35 Enforcement Law of 1999," P.L.1999, c.274 (C.2A:58-10 et seq.).

36  
37 2. This act shall take effect on the first day of the third month  
38 next following the date of enactment.

39

40

41 **STATEMENT**

42

43 This bill would require residential landlords to cover steam  
44 radiators in order to protect tenants, occupants, and other persons on  
45 the premises from burns. Under the bill, a certificate of occupancy  
46 could not be issued following a change of occupancy if a landlord  
47 has not complied with this requirement. In municipalities that do  
48 not require a certificate of occupancy for a change of occupancy, a

**A869 CHIARAVALLOTI**

3

1 landlord would have to obtain a certificate evidencing compliance  
2 with this requirement from the applicable enforcing agency before  
3 leasing the property. The bill provides that a landlord who violates  
4 any of its provisions can be fined up to \$500.