

ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

ASSEMBLY, No. 1221

STATE OF NEW JERSEY

DATED: JANUARY 13, 2021

The Assembly Housing Committee reports favorably Assembly Bill No. 1221.

This bill requires certain information, including emergency contact information and instructions concerning the comprehensive social services information toll-free telephone hotline, to be made available to the tenants of multiple dwellings.

Specifically, the bill requires the following information to be posted in at least one conspicuous area of a tenant-occupied multiple dwelling and on the Internet website of any management company that manages a tenant-occupied multiple dwelling:

(1) emergency contact instructions, including the name, address, and telephone number of an individual representative of the record owner or managing agent who can be contacted in the event of an emergency affecting the premises or dwelling unit; and

(2) instructions concerning the comprehensive social services information toll-free telephone hotline operated by the Department of Human Services. The telephone hotline provides information and referrals to health, human, and social service organizations, including information concerning housing resources.

The bill also requires the following information to be contained in every lease offered to a tenant of a multiple dwelling:

(1) a link to the Internet website of any management company that manages the multiple dwelling, which contains the required emergency contact information; and

(2) instructions concerning the comprehensive social services information toll-free telephone hotline operated by the Department of Human Services.

Under the bill, the information provided to tenants would be required to be made available in English and Spanish.

This bill was pre-filed for introduction in the 2020-2021 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.