ASSEMBLY, No. 2307

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED JANUARY 27, 2020

Sponsored by:
Assemblywoman VALERIE VAINIERI HUTTLE
District 37 (Bergen)
Assemblywoman BRITNEE N. TIMBERLAKE
District 34 (Essex and Passaic)

SYNOPSIS

Prohibits eviction of residential tenants from December through February.

CURRENT VERSION OF TEXT

As introduced.

(Sponsorship Updated As Of: 2/3/2020)

AN ACT prohibiting evictions at certain times and supplementing chapter 18 of Title 2A of the New Jersey Statutes.

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

1. A lessee, tenant, or any other person shall not be removed from a residential property during the months of December, January, and February. Eviction proceedings may be initiated or continued during this time period, but a judgment for possession and a warrant of removal shall be stayed during that period.

As used in this section, "residential property" means any property rented for residential purposes, including, but not limited to, any house, building, mobile home or land in a mobile home park, or tenement leased for residential purposes, but shall not include any hotel, motel, or other guest house, or part thereof, rented to a transient guest or seasonal tenant, or a residential health care facility.

2. This act shall take effect immediately and apply to residential leases entered into or renewed on or after the effective date.

STATEMENT

This bill would prohibit the eviction of any residential tenant from December through February. Eviction proceedings may be initiated or continued during these months, but a judgment for possession and a warrant of removal could not provide for the actual removal of any persons from the premises then. This bill would protect residential tenants and their families from the prospect of homelessness during the coldest and harshest weather months of the year.