

[First Reprint]

ASSEMBLY, No. 2795

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED FEBRUARY 13, 2020

Sponsored by:

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

Assemblyman ANTHONY S. VERRELLI

District 15 (Hunterdon and Mercer)

Co-Sponsored by:

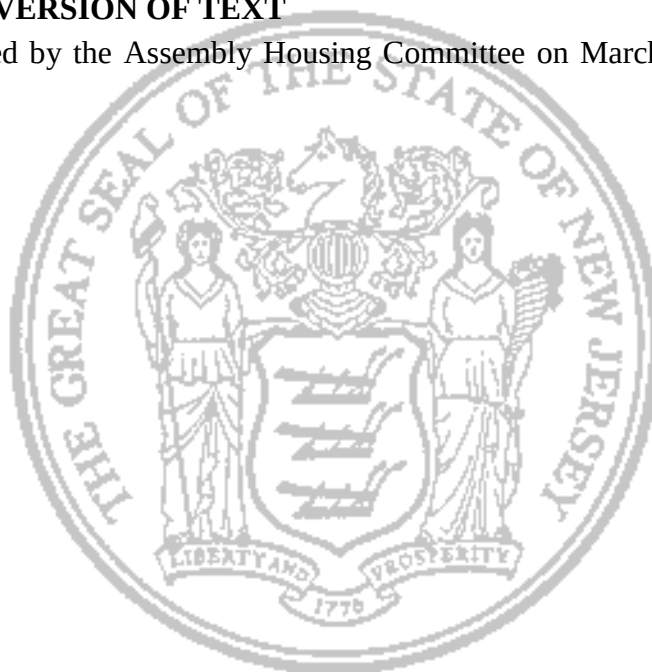
**Assemblyman Caputo, Assemblywomen Speight, Jasey, Timberlake and
Assemblyman Spearman**

SYNOPSIS

Criminalizes certain actions of individuals who offer rental of residential property that they do not own or legally possess.

CURRENT VERSION OF TEXT

As reported by the Assembly Housing Committee on March 8, 2021, with amendments.



(Sponsorship Updated As Of: 3/22/2021)

1 **AN ACT** criminalizing certain actions of individuals who offer
2 residential property for rent without a lawful ownership or
3 occupancy interest, and supplementing Title 2C of the New
4 Jersey Statutes.

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

8
9 1. a. As used in this section:

10 "Benefit" includes, but need not be limited to, any pecuniary
11 amount, any property, any services, any pecuniary amount sought to
12 be avoided, or any injury or harm perpetrated on another where
13 there is no pecuniary value.

14 b. A person is guilty of a crime if the person engages in one or
15 more of the following actions by any means, including, but not
16 limited to, the use of electronic communications or an internet
17 website:

18 (1) purposefully or knowingly claims ownership or possession,
19 or takes possession, of a residential dwelling without the consent of
20 the lawful owner or an authorized agent of the lawful owner, for the
21 purpose of renting the dwelling to another person or otherwise
22 obtaining a benefit; or

23 (2) purposefully or knowingly causes another person to take
24 possession of a residential dwelling without the consent of the
25 lawful owner or an authorized agent of the lawful owner, for the
26 purpose of obtaining a benefit.

27 c. ¹(1)¹ A person who violates this section shall be guilty of a
28 crime of the fourth degree. Each violation is a separate offense.

29 ¹(2) A violation of P.L.2002, c.133 (C.2A:18-61.62 et seq.) shall
30 be considered a violation of the New Jersey consumer fraud act,
31 P.L.1960, c.39 (C.56:8-1 et seq.).¹

32 d. This section does not preclude the prosecution and
33 conviction of a person under any other applicable provision of law.

34 e. This section does not apply to a tenant, subtenant, lessee,
35 sublessee, or assignee having a lawful occupancy interest in a
36 residential dwelling.

37
38 2. This act shall take effect immediately.

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Assembly AHO committee amendments adopted March 8, 2021.