

ASSEMBLY, No. 3164

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED FEBRUARY 24, 2020

Sponsored by:
Assemblywoman CAROL A. MURPHY
District 7 (Burlington)

SYNOPSIS

Establishes “Common Interest Community Task Force.”

CURRENT VERSION OF TEXT

As introduced.



1 **AN ACT** establishing a task force to study the laws governing
2 common interest communities.

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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. There is established the “Common Interest Community Task
8 Force.” The purpose of the task force is to study the laws
9 governing common interest communities within subject areas
10 including but not limited to their functions, responsibilities,
11 assessment collection practices, and general oversight regarding
12 election practice, financial decisions and contractual relationships
13 with community association managers, and make recommendations
14 for legislation to create more effective and efficient policies
15 regarding common interest communities.

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17 2. The task force shall consist of 13 members as follows:

18 a. two members of the Senate, one of whom shall be appointed
19 by the President of the Senate, and one of whom shall be appointed
20 by the Senate Minority Leader;

21 b. two members of the General Assembly, one of whom shall
22 be appointed by the Speaker of the General Assembly, and one of
23 whom shall be appointed by the Assembly Minority Leader;

24 c. the Commissioner of Community Affairs, or a designee of
25 the commissioner, who shall serve ex officio;

26 d. one member appointed by the Chief Justice of the New
27 Jersey Supreme Court; and

28 e. seven public members, who shall be appointed by the
29 Governor, as follows: a representative of community association
30 managers; a representative of builders of planned real estate
31 developments; a representative of condominium associations; a
32 representative of cooperative associations; a representative of
33 homeowners’ associations other than condominiums or
34 cooperatives; a member with general knowledge of common
35 interest communities and their functions, but who is not a member
36 of a common interest community’s governing board; and a member
37 with general knowledge of common interest communities and their
38 functions, who is also a member of a common interest community’s
39 governing board.

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41 3. Vacancies in the membership of the task force shall be filled
42 in the same manner provided for the original appointments. The
43 members of the task force shall serve without compensation but
44 may be reimbursed for traveling and other miscellaneous expenses
45 necessary to perform their duties, within the limits of funds made
46 available to the task force for its purposes.

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2 associations; a representative of homeowners' associations other
3 than condominiums or cooperatives; a member with general
4 knowledge of common interest communities and their functions, but
5 who is not a member of a common interest community's governing
6 board; and a member with general knowledge of common interest
7 communities and their functions, who is also a member of a
8 common interest community's governing board.

9 The bill provides that vacancies in task force membership would
10 be filled in the same manner as the original appointments. The
11 members of the task force would serve without compensation, but
12 may be reimbursed for traveling and other miscellaneous expenses.
13 The bill directs the Commissioner of Community Affairs to provide
14 professional and clerical staff to the task force as necessary.

15 The bill directs the task force to complete its first meeting, and
16 appoint a chairperson, within 60 days of enactment, and present a
17 report of its findings and recommendations to the Governor and
18 Legislature by the first day of the sixteenth month next following its
19 organization. The task force would dissolve following the
20 presentation of the report.