

ASSEMBLY, No. 3179

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED FEBRUARY 24, 2020

Sponsored by:

Assemblyman JOHN J. BURZICHELLI

District 3 (Cumberland, Gloucester and Salem)

Assemblyman HAROLD "HAL" J. WIRTHS

District 24 (Morris, Sussex and Warren)

Assemblyman PARKER SPACE

District 24 (Morris, Sussex and Warren)

SYNOPSIS

Revises definition of “landlord” to include rooming and boarding house owners and operators with regard to ordinances holding landlords to certain standards of responsibility.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 2/24/2020)

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38 Section 3 of P.L.1993, c.127 (C.40:48-2.12p) grants a
39 municipality the authority to adopt an ordinance to curb and
40 discourage occasional excesses arising from irresponsible rentals in
41 an effort to protect a community's interest in preserving peace and
42 tranquility. Currently, only smaller, non-professionally managed
43 rental properties of less than four units and owners of mobile home
44 units may be the subject of such an ordinance. This bill extends the

Matter underlined thus is new matter.

1 definition of “landlord” in section 2 of P.L.1993, c.127 (C.40:48-
2 2.12o) to include owners and operators of rooming and boarding
3 houses. Specifically, this revision would authorize the governing
4 body of a municipality to adopt an ordinance holding owners and
5 operators of rooming and boarding houses to the same standards of
6 responsibility as may be required of smaller, non-professionally
7 managed rental properties of less than four units and mobile home
8 owners.

9 This revision would not impact the applicability of any existing
10 municipal ordinance. If a municipality has adopted an ordinance
11 pursuant to section 3 of P.L.1993, c.127 (C.40:48-2.12p), another
12 ordinance would have to be adopted with respect to owners and
13 operators of rooming and boarding houses.