

[First Reprint]

ASSEMBLY, No. 3593

STATE OF NEW JERSEY
219th LEGISLATURE

INTRODUCED MARCH 5, 2020

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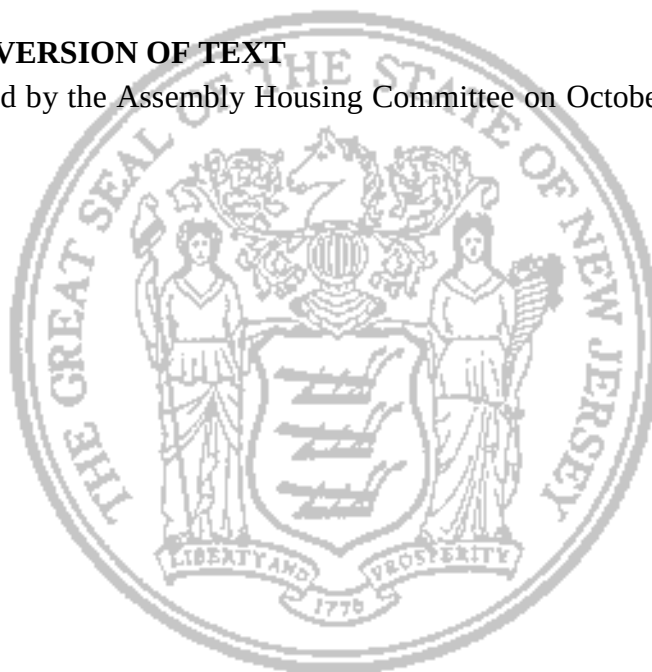
Assemblywomen Jasey, Speight, Quijano and Assemblyman Freiman

SYNOPSIS

Requires landlords to provide tenants with certain notice concerning conditions that may cause damage or hazards on rental property.

CURRENT VERSION OF TEXT

As reported by the Assembly Housing Committee on October 8, 2020, with amendments.



(Sponsorship Updated As Of: 11/16/2020)

1 AN ACT concerning tenant notifications and supplementing Title 46
2 of the Revised Statutes.

3
4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
5 *of New Jersey:*

6
7 1. a. When a landlord receives written notice ¹**[**that an
8 adjoining property owner intends to conduct construction,
9 rehabilitation, demolition, or any other work**]** from an entity
10 responsible for work on an adjoining property, including but not
11 limited to a government entity, utility company or developer,
12 clearly stating that work is expected to be conducted on the
13 adjoining property, including but not limited to, construction,
14 rehabilitation, or demolition¹ that may cause damage or hazardous
15 conditions to the landlord's property, the landlord shall provide a
16 copy of the notice to tenants of the landlord's property within five
17 business days of the landlord's receipt of the written notice. ¹**[**The
18 notice**]** If the landlord, or an agent of the landlord, intends to
19 conduct work that may cause damage or hazardous conditions on a
20 property adjoining a property occupied by a tenant of the landlord,
21 then the landlord shall provide notice to the tenant prior to the
22 commencement of the work. The notices required pursuant to this
23 section¹ may be provided to each affected tenant by ¹**[**certified**]**¹
24 mail, by posting in at least one conspicuous area where the
25 information is most likely to be viewed by tenants, or ¹**[**both**]** by
26 electronic delivery¹.

27 b. A landlord who fails to provide an affected tenant with the
28 information required pursuant to subsection a. of this section shall
29 be liable to a penalty of not more than \$200 for each offense,
30 recoverable by a summary proceeding under the "Penalty
31 Enforcement Law of 1999," P.L.1999, c.274 (C.2A:58-10 et seq.).
32 The Superior Court, Law Division, Special Civil Part in the county
33 or the municipal court of the municipality in which the landlords
34 property is located shall have jurisdiction to enforce said penalty.

35 c. For the purposes of this section ¹**[**, "landlord"**]** :

36 "Landlord"¹ means any person who rents or leases, for a term of
37 at least one month, commercial space or residential dwelling units
38 other than dwelling units in a premises containing not more than
39 two such units ¹and seasonal rental units¹, or in an owner-occupied
40 premises of not more than three dwelling units ¹and seasonal rental
41 units¹, or in hotels, motels, or other guest houses serving transient
42 or seasonal guests.

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 October 8, 2020.

1 ¹“Seasonal rental unit” means a dwelling unit rented for a term
2 of not more than 125 consecutive days for residential purposes by a
3 person having a permanent residence elsewhere, but shall not
4 include use or rental of living quarters by migrant, temporary, or
5 seasonal workers in connection with any work or place where work
6 is being performed.¹

7
8 2. This act shall take effect on the first day of the third month
9 next following the date of enactment.