

ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

ASSEMBLY, No. 4182

STATE OF NEW JERSEY

DATED: JUNE 16, 2020

The Assembly Housing Committee reports favorably Assembly Bill No. 4182.

This bill requires a landlord to allow a tenant to make a rent payment using a credit card by requiring the landlord to make any necessary accommodations to satisfy the tenant's request. Additionally, this bill specifies that the tenant is responsible for any transaction fees associated with the use of a credit card and ensuring that the landlord receives the rent payment on or before the rent due date contained in the previously agreed upon lease between the landlord and the tenant.

This bill allows a landlord to shift to the tenant the responsibility for the payment of all transaction fees associated with the use of a credit card when making a rent payment. Furthermore, a landlord who has a previously agreed upon rent payment taken back by a tenant through the use of a credit card chargeback, shall consider the charged-back rent as unpaid rent.

The COVID-19 pandemic is forcing many New Jersey residents and businesses to endure prolonged depletions of income. This bill ensures that the State's tenants are provided with sufficient options for rent payment during this emergency and its aftermath.

This bill shall take effect immediately and shall expire one year after the end of both the state of emergency and the public health emergency declared in response to the COVID-19 pandemic.