

**ASSEMBLY, No. 4592**

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**STATE OF NEW JERSEY**

**219th LEGISLATURE**

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INTRODUCED AUGUST 25, 2020

**Sponsored by:**

**Assemblywoman VALERIE VAINIERI HUTTLE**

**District 37 (Bergen)**

**SYNOPSIS**

Requires transient space marketplaces to provide certain information to hosts and tenants during COVID-19 pandemic.

**CURRENT VERSION OF TEXT**

As introduced.



1   **AN ACT** requiring transient space marketplaces to provide certain  
2       information to hosts and tenants during the public health  
3       emergency and state of emergency declared by the Governor.

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

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8       1.   a.   As used in this section:

9       "Transient accommodation" means a room, group of rooms, or  
10      other living or sleeping space for the lodging of occupants,  
11      including but not limited to residences or buildings used as  
12      residences, that is obtained through a transient space marketplace or  
13      is a professionally managed unit. "Transient accommodation" does  
14      not include: a hotel or hotel room; a room, group of rooms, or other  
15      living or sleeping space used as a place of assembly; a dormitory or  
16      other similar residential facility of an elementary or secondary  
17      school or a college or university; a hospital, nursing home, or other  
18      similar residential facility of a provider of services for the care,  
19      support and treatment of individuals that is licensed by the State; a  
20      campsite, cabin, lean-to, or other similar residential facility of a  
21      campground or an adult or youth camp; a furnished or unfurnished  
22      private residential property, including but not limited to  
23      condominiums, bungalows, single-family homes and similar living  
24      units, where no maid service, room service, linen changing service  
25      or other common hotel services are made available by the lessor and  
26      where the keys to the furnished or unfurnished private residential  
27      property, whether a physical key, access to a keyless locking  
28      mechanism, or other means of physical ingress to the furnished or  
29      unfurnished private residential property, are provided to the lessee  
30      at the location of an offsite real estate broker licensed by the New  
31      Jersey Real Estate Commission pursuant to R.S.45:15-1 et seq.; or  
32      leases of real property with a term of at least 90 consecutive days.

33      "Transient space marketplace" means a marketplace or travel  
34      agency through which a person may offer transient accommodations  
35      to customers and through which customers may arrange for  
36      occupancies of transient accommodations. "Transient space  
37      marketplace" does not include a marketplace or travel agency that  
38      exclusively offers transient accommodations in the State owned by  
39      the owner of the marketplace or travel agency.

40      b.   During the public health emergency or state of emergency  
41      declared by the Governor in Executive Order 103 of 2020 in  
42      response to the COVID-19 pandemic, every transient space  
43      marketplace that offers transient accommodations for rent in this  
44      State shall provide the following information to owners of transient  
45      accommodations and their customers: beginning not later than 30  
46      days after the effective date of P.L.     , c.     (C.     ) (pending  
47      before the Legislature as this bill), which information shall be  
48      updated or revised as may be necessary:

1 (1) health and safety guidelines promulgated by the  
2 Commissioner of Health about how to prevent the spread of  
3 COVID-19, including guidelines on specific measures pertaining to  
4 transient accommodations; and

5 (2) up-to-date information on the State's policy regarding the  
6 number of people permitted to gather inside, and outside, and any  
7 other policy that restricts the movements of the State's residents and  
8 visitors in response to the COVID-19 pandemic.

9  
10 2. Not later than the 30<sup>th</sup> day next following the enactment of  
11 P.L. , c. (C. ) (pending before the Legislature as this bill),  
12 the Commissioner of Health shall promulgate guidelines about how  
13 to prevent the spread of COVID-19, including specific measures  
14 pertaining to transient accommodations, and provide those  
15 guidelines to every transient space marketplace on which New  
16 Jersey properties are offered as transient accommodations.

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18 3. This act shall take effect immediately and shall expire on the  
19 31st day following the end of the public health emergency and state  
20 of emergency as declared by the Governor.

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23 STATEMENT  
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25 This bill would require, during the public health emergency or  
26 state of emergency declared by the Governor in Executive Order  
27 103 of 2020 in response to the COVID-19 pandemic, every transient  
28 space marketplace that offers transient accommodations for rent in  
29 this State, such as Airbnb, to provide certain information to owners  
30 of transient accommodations and their customers. The information  
31 would include health and safety guidelines promulgated by the  
32 Commissioner of Health on how to prevent the spread of COVID-  
33 19, including specific measures pertaining to transient  
34 accommodations, and up-to-date information on the State's policy  
35 regarding the number of people permitted to gather inside, and  
36 outside, and any other policy that restricts the movements of the  
37 State's residents and visitors in response to the COVID-19  
38 pandemic.