

P.L. 2020, CHAPTER 149, *approved January 4, 2021*
Assembly, No. 4182

1 **AN ACT** concerning rent payments by tenants during coronavirus
2 disease 2019 pandemic.

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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. The Legislature finds and declares that:

8 a. The COVID-19 pandemic is forcing many New Jersey
9 residents and businesses to endure prolonged depletions of income;

10 b. The State's tenants are entitled to be provided with sufficient
11 options for rent payment during this emergency and its aftermath;
12 and

13 c. It is, therefore, necessary and in the public interest for the
14 Legislature to temporarily require the State's commercial and
15 residential landlords, with limited exception, to accept rent payments
16 by credit card.

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18 2. a. A landlord shall permit a tenant to make a rent payment
19 using a credit card, as long as the rent payment is due prior to the
20 expiration of this act, following the state of emergency and public
21 health emergency declared by the Governor pursuant to Executive
22 Order No. 103 of 2020 in response to the COVID-19 pandemic.

23 b. A landlord shall make any necessary accommodations to
24 allow a tenant to make a rent payment using a credit card.

25 c. A landlord may shift to the tenant the responsibility for the
26 payment of all transaction fees associated with the use of a credit
27 card when making a rent payment to a landlord pursuant to the
28 provisions of this section. No provision of this section shall be
29 construed to affect the requirement to pay rent due and owing by
30 the tenant to the landlord pursuant to a lease or rental agreement.

31 d. With respect to a landlord who has a previously agreed upon
32 rent payment taken back by a tenant through the use of a credit card
33 chargeback, no provision of this section shall be construed to
34 prevent the landlord from considering the charged-back rent as
35 unpaid rent.

36 e. As used in this section:

37 "Chargeback" means a consumer protection tool that allows a
38 consumer to get their money back for fraudulent charges or
39 purchases that do not live up to standards by submitting a dispute
40 with their card issuer.

41 "COVID-19" means the coronavirus disease 2019, as announced
42 by the World Health Organization on February 11, 2020, and first
43 identified in Wuhan, China.

