

P.L. 2021, CHAPTER 259, *approved November 8, 2021*
Senate Committee Substitute for
Senate, Nos. 399 and 1645

1 **AN ACT** requiring residential landlords to install covers on steam
2 radiators, upon the request of a tenant, and supplementing
3 P.L.1983, c.383 (C.52:27D-192 et seq.).
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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. Within 90 days of the receipt of a written request by a
9 tenant, an owner of a residential rental property shall cover each
10 steam radiator in the tenant's unit with an insulating material or
11 cover that protects tenants, occupants, and other persons on the
12 premises from receiving burns due to contact with the radiator.

13 b. The owner of a residential rental property that contains
14 uncovered steam radiators shall provide each tenant with notice of
15 their right to request that the landlord provide and install insulating
16 materials or covers pursuant to subsection a. of this section. Such
17 notice shall be provided as a rider to any written residential lease
18 agreement and in writing at least annually. A copy of this notice
19 shall be maintained in a conspicuous location in the common area
20 where notices are regularly provided to tenants.

21 c. An owner who leases any property subject to the
22 requirements of subsection a. of this section in violation of the
23 requirements of this section shall be subject to a fine of not more
24 than \$500, which may be collected and enforced by the enforcing
25 agency by summary proceeding pursuant to the "Penalty
26 Enforcement Law of 1999," P.L.1999, c.274 (C.2A:58-10 et seq.).

27 d. A tenant, occupant, or other person on the premises who
28 sustains an injury as a result of the failure of an owner to comply
29 with the requirements of subsection a. of this section may bring an
30 action in any court of competent jurisdiction for any appropriate
31 legal or equitable relief.
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33 2. This act shall take effect on the first day of the third month
34 next following the date of enactment.
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40 Requires residential landlords to install covers on steam radiators
upon request of tenant.