

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE COMMITTEE SUBSTITUTE FOR **SENATE, Nos. 399 and 1645**

STATE OF NEW JERSEY

DATED: FEBRUARY 9, 2021

The Senate Community and Urban Affairs Committee reports favorably a Senate Committee Substitute for Senate Bill Nos. 399 and 1645.

This committee substitute would require residential landlords, upon the request of a tenant, to install covers on steam radiators in order to protect tenants, occupants, and other persons on the premises from burns. A landlord would be required to provide each tenant with notice of their right to request that the landlord provide and install radiator covers. The notice would be provided as a rider to any written residential lease agreement as well as in writing to the tenant at least annually. A copy of this notice would also be maintained in a conspicuous location in the common area of the property where notices are regularly provided to tenants. The bill provides that a landlord who violates any of the bill's provisions can be fined up to \$500.

The bill also expressly provides that any person who sustains any injury due to a residential landlord's failure to cover a steam radiator may bring a civil suit for appropriate legal or equitable relief.