

ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

SENATE COMMITTEE SUBSTITUTE FOR

SENATE, Nos. 399 and 1645

STATE OF NEW JERSEY

DATED: JUNE 2, 2021

The Assembly Housing Committee reports favorably the 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 of a residential rental property that contains uncovered steam radiators 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.

As reported by the committee, this bill is identical to the Assembly Committee Substitute for Assembly Bill Nos. 869 and 1380 ACS, which was substituted and reported by the committee on this date.