

[First Reprint]
SENATE, No. 683

STATE OF NEW JERSEY
219th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

Sponsored by:

Senator M. TERESA RUIZ

District 29 (Essex)

SYNOPSIS

Requires owners of multiple dwellings with at least nine units to provide certain maintenance services; permits municipalities to require owners of multiple dwellings with six to eight units to provide these services.

CURRENT VERSION OF TEXT

As amended by the Senate on March 5, 2020.



1 AN ACT requiring certain maintenance services to be ¹available 24
 2 hours a day] provided¹ in certain multiple dwellings and
 3 supplementing P.L.1967, c.76 (C.55:13A-1 et seq.).
 4

5 **BE IT ENACTED** *by the Senate and General Assembly of the State*
 6 *of New Jersey:*
 7

8 1. a. The owner of a multiple dwelling with nine or more
 9 dwelling units shall provide the following maintenance services in
 10 the multiple dwelling ¹], upon the request of a resident, on a 24-
 11 hour a day basis]¹:

12 (1) Setting out and returning waste disposal receptacles,
 13 including storing away receptacles on days when there is no waste
 14 pickup;

15 (2) Providing regular daily care for all common areas, including
 16 the removal of garbage, litter, or other accumulations;

17 (3) Attending to sidewalks, pedestrian walkways, parking areas,
 18 and driveways, including the removal of snow and ice to permit safe
 19 passage in and out of the premises for vehicles and pedestrians;

20 (4) Operating the equipment designed to provide heat; and

21 (5) Any other routine operational and maintenance service
 22 required of the owner pursuant to the “Hotel and Multiple Dwelling
 23 Law,” P.L.1967, c.76 (C.55:13A-1 et seq.).

24 b. The maintenance services required under subsection a. of
 25 this section may be performed by:

26 (1) the owner if the owner resides in the multiple dwelling;

27 (2) maintenance staff ¹or a maintenance service provider¹ who
 28 ¹reside] resides¹ in the multiple dwelling; or

29 (3) ¹off-site maintenance staff or¹ an off-site maintenance
 30 service provider ¹who either: (a) is¹ located within one block or 200
 31 feet of the multiple dwelling, whichever is greater ¹; or (b) provides
 32 maintenance services on a 24-hour a day basis in a manner
 33 determined by the commissioner¹.

34 c. A person designated to provide maintenance services
 35 pursuant to subsection b. of this section, if different from the owner,
 36 shall be, concurrently with and to the same extent as the owner,
 37 responsible for complying with any requirement of, or order issued
 38 pursuant to, this section, and liable for any penalty for a violation
 39 thereof.

40 d. (1) The owner, or an agent thereof, shall post, in the same
 41 location and manner as a certificate of registration pursuant to
 42 subsection a. of section 12 of P.L.1967, c.76 (C.55:13A-12), a sign
 43 that contains the name, address, and telephone number of the person

EXPLANATION – Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Senate floor amendments adopted March 5, 2020.

- 1 'or provider, as applicable,' designated to provide maintenance
2 services pursuant to subsection b. of this section.
- 3 (2) The owner, or an agent thereof, shall post an updated sign
4 within five days following a change in any of the information
5 required under paragraph (1) of this subsection.
- 6 e. A municipality may adopt 'and enforce' an ordinance
7 imposing the requirements of this section on owners of multiple
8 dwellings with six **'[or more] to eight'** dwelling units.
- 9
- 10 2. This act shall take effect immediately.