

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 683

STATE OF NEW JERSEY

DATED: JANUARY 27, 2020

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No. 683.

This bill would codify current regulations requiring owners of multiple dwellings with at least nine dwelling units to provide certain maintenance services 24 hours a day. The bill also would allow municipalities to impose these maintenance requirements on multiple dwellings with at least six dwelling units.

The maintenance services required under the bill to be available 24 hours a day to residents of these multiple dwellings include:

- (1) setting out and returning waste disposal receptacles;
- (2) daily care of all common areas;
- (3) maintaining sidewalks, pedestrian walkways, parking areas, and driveways, including snow and ice removal;
- (4) operating the heating equipment; and
- (5) any other routine operational and maintenance service required under the “Hotel and Multiple Dwelling Law,” P.L.1967, c.76 (C.55:13A-1 et seq.).

Under the bill, the required maintenance services may be performed by either: (1) a resident owner; (2) resident maintenance personnel; or (3) an off-site maintenance service provider located within one block or 200 feet of the multiple dwelling, whichever distance is greater. If someone other than the owner is designated to provide these maintenance services, that person would be, concurrently with and to the same extent as the owner, responsible for complying with any requirement under the bill and liable for any penalty for a violation thereof.

The bill also requires the owner to post, alongside the multiple dwelling certificate of registration, a sign that contains the contact information of the person designated to provide the required maintenance services. This sign would have to be updated within five days of any change in this information.

This bill was pre-filed for introduction in the 2020-2021 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.