

STATEMENT TO

**SENATE, No. 683**

with Senate Floor Amendments  
(Proposed by Senator RUIZ)

ADOPTED: MARCH 5, 2020

These Senate floor amendments would delete the requirement that multiple dwelling owners subject to the bill provide the maintenance services set out in the bill upon the request of a resident on a 24-hour a day basis. The amendments also would allow such an owner to satisfy the bill's staffing requirement through having an on-site maintenance service provider or off-site maintenance staff. The amendments would further permit an off-site maintenance staff or provider to be located more than one block or 200 feet away from the multiple dwelling if they are able to provide maintenance services on a 24-hour a day basis in a manner determined by the Commissioner of Community Affairs.

The amendments also clarify that the contact information required to be posted under the bill would include that of a maintenance service provider, if applicable. Lastly, the amendments provide that a municipality which elects to extend the provisions of the bill to multiple dwellings with six to eight dwelling units would be responsible for enforcing the bill's maintenance requirements with respect to those multiple dwellings.