

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 maintenance services 24 hours a day.

CURRENT VERSION OF TEXT

As reported by the Senate Community and Urban Affairs Committee with technical review.



1 **AN ACT** requiring certain maintenance services to be available 24
2 hours a day in certain multiple dwellings and supplementing
3 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, upon the request of a resident, on a 24-hour a
11 day basis:

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 who reside in the multiple dwelling; or

28 (3) an off-site maintenance service provider located within one
29 block or 200 feet of the multiple dwelling, whichever is greater.

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

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

42 (2) The owner, or an agent thereof, shall post an updated sign
43 within five days following a change in any of the information
44 required under paragraph (1) of this subsection.

45 e. A municipality may adopt an ordinance imposing the
46 requirements of this section on owners of multiple dwellings with
47 six or more dwelling units.
48

49 2. This act shall take effect immediately.