

[First Reprint]
SENATE, No. 775

STATE OF NEW JERSEY
219th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

Sponsored by:

Senator NICHOLAS P. SCUTARI

District 22 (Middlesex, Somerset and Union)

Senator BRIAN P. STACK

District 33 (Hudson)

SYNOPSIS

Requires business owners and rental unit owners to maintain certain liability insurance policies.

CURRENT VERSION OF TEXT

As amended by the Senate on March 5, 2020.



(Sponsorship Updated As Of: 12/7/2020)

1 **AN ACT** requiring liability insurance for business owners and rental
2 unit owners and supplementing Title 17 of the Revised Statutes.

3

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

6

7 1. ¹**【The】** a. Except as provided in subsection b. of this
8 section, the¹ owner of a business or the owner of a rental unit or
9 units shall maintain ¹**【a】**¹ liability insurance ¹**【policy, including,**
10 but not limited to, commercial general liability insurance, personal
11 liability, or an umbrella insurance policy**】**¹ for negligent acts ¹and
12 omissions¹ in an amount of no less than \$500,000 for combined
13 property damage and bodily injury to or death of one or more
14 persons in any one accident or occurrence.

15 ¹b. The owner of a multifamily home which is four or fewer
16 units, one of which is owner-occupied, shall maintain liability
17 insurance for negligent acts and omissions in an amount of no less
18 than \$300,000 for combined property damage and bodily injury to
19 or death of one or more persons in any one accident or occurrence.¹

20

21 2. This act shall take effect on the 90th day next following
22 enactment and shall apply to policies issued or renewed on or after
23 the effective date of this act.

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.