

SENATE, No. 878

STATE OF NEW JERSEY
219th LEGISLATURE

INTRODUCED JANUARY 27, 2020

Sponsored by:

Senator JOSEPH P. CRYAN

District 20 (Union)

Co-Sponsored by:

Senator Gill

SYNOPSIS

Requires landlords to provide tenants with certain notice concerning conditions that may cause damage or hazards on rental property.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 3/5/2020)

1 AN ACT concerning tenant notifications and supplementing Title 46
2 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. a. When a landlord receives written notice that an adjoining
8 property owner intends to conduct construction, rehabilitation,
9 demolition, or any other work that may cause damage or hazardous
10 conditions to the landlord's property, the landlord shall provide a
11 copy of the notice to tenants of the landlord's property within five
12 business days of the landlord's receipt of the written notice. The
13 notice may be provided to each affected tenant by certified mail, by
14 posting in at least one conspicuous area where the information is
15 most likely to be viewed by tenants, or both.

16 b. A landlord who fails to provide an affected tenant with the
17 information required pursuant to subsection a. of this section shall
18 be liable to a penalty of not more than \$200 for each offense,
19 recoverable by a summary proceeding under the "Penalty
20 Enforcement Law of 1999," P.L.1999, c.274 (C.2A:58-10 et seq.).
21 The Superior Court, Law Division, Special Civil Part in the county
22 or the municipal court of the municipality in which the landlords
23 property is located shall have jurisdiction to enforce said penalty.

24 c. For the purposes of this section, "landlord" means any
25 person who rents or leases, for a term of at least one month,
26 commercial space or residential dwelling units other than dwelling
27 units in a premises containing not more than two such units, or in an
28 owner-occupied premises of not more than three dwelling units, or
29 in hotels, motels, or other guest houses serving transient or seasonal
30 guests.

31
32 2. This act shall take effect on the first day of the third month
33 next following the date of enactment.

34

35

36

STATEMENT

37

38 This bill provides that when a landlord receives written notice
39 that an adjoining property owner intends to conduct construction,
40 rehabilitation, demolition, or any other work that may cause damage
41 or hazardous conditions to the landlord's property, the landlord
42 would be required to provide a copy of the notice to tenants of the
43 landlord's property.

44 Under the bill, the landlord must provide tenants with notice
45 within five business days of the landlord's receipt of the written
46 notice. The bill specifies that the notice may be provided to each
47 affected tenant by certified mail, by posting in at least one

1 conspicuous area where the information is most likely to be viewed
2 by tenants, or both.

3 A landlord who fails to provide an affected tenant with the notice
4 would be liable to a penalty of not more than \$200.00 for each
5 offense, recoverable by a summary proceeding under "Penalty
6 Enforcement Law of 1999," P.L.1999, c.274 (C.2A:58-10 et seq.).
7 The Superior Court, Law Division, Special Civil Part in the county
8 or the municipal court of the municipality in which the landlord's
9 property is located would have jurisdiction to enforce said penalty.

10 Under the bill, a "landlord" is defined as any person who rents or
11 leases, for a term of at least one month, commercial space or
12 residential dwelling units other than dwelling units in a premises
13 containing not more than two such units, or in an owner-occupied
14 premises of not more than three dwelling units, or in hotels, motels,
15 or other guest houses serving transient or seasonal guests.