

[First Reprint]
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 reported by the Senate Community and Urban Affairs Committee on January 14, 2021, with amendments.



(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 ¹~~that an adjoining~~
8 ~~property owner intends to conduct construction, rehabilitation,~~
9 ~~demolition, or any other work]~~ from an entity responsible for work on
10 an adjoining property, including but not limited to a government
11 entity, utility company or developer, clearly stating that work is
12 expected to be conducted on the adjoining property, including but not
13 limited to, construction, rehabilitation, or demolition¹ that may cause
14 damage or hazardous conditions to the landlord's property, the
15 landlord shall provide a copy of the notice to tenants of the landlord's
16 property within five business days of the landlord's receipt of the
17 written notice. ¹~~The notice]~~ If the landlord, or an agent of the
18 landlord, intends to conduct work that may cause damage or hazardous
19 conditions on a property adjoining a property occupied by a tenant of
20 the landlord, then the landlord shall provide notice to the tenant prior
21 to the commencement of the work. The notices required pursuant to
22 this section¹ may be provided to each affected tenant by ¹~~certified]~~¹
23 mail, by posting in at least one conspicuous area where the information
24 is most likely to be viewed by tenants, or ¹~~both]~~ by electronic
25 delivery¹.

26 b. A landlord who fails to provide an affected tenant with the
27 information required pursuant to subsection a. of this section shall be
28 liable to a penalty of not more than \$200 for each offense, recoverable
29 by a summary proceeding under the "Penalty Enforcement Law of
30 1999," P.L.1999, c.274 (C.2A:58-10 et seq.). The Superior Court, Law
31 Division, Special Civil Part in the county or the municipal court of the
32 municipality in which the landlords property is located shall have
33 jurisdiction to enforce said penalty.

34 c. For the purposes of this section ¹~~["landlord"]~~ :

35 "Landlord"¹ means any person who rents or leases, for a term of at
36 least one month, commercial space or residential dwelling units other
37 than dwelling units in a premises containing not more than two such
38 units ¹and seasonal rental units¹, or in an owner-occupied premises of
39 not more than three dwelling units ¹and seasonal rental units¹, or in
40 hotels, motels, or other guest houses serving transient or seasonal
41 guests.

42 ¹"Seasonal rental unit" means a dwelling unit rented for a term of
43 not more than 125 consecutive days for residential purposes by a
44 person having a permanent residence elsewhere, but shall not include
45 use or rental of living quarters by migrant, temporary, or seasonal

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 SCU committee amendments adopted January 14, 2021.

1 workers in connection with any work or place where work is being
2 performed.¹

3

4 2. This act shall take effect on the first day of the third month
5 next following the date of enactment.