

SENATE, No. 2244

STATE OF NEW JERSEY
219th LEGISLATURE

INTRODUCED MARCH 16, 2020

Sponsored by:

Senator JAMES W. HOLZAPFEL

District 10 (Ocean)

SYNOPSIS

Concerns valuation of property condemned for dune construction or beach replenishment.

CURRENT VERSION OF TEXT

As introduced.



1 **AN ACT** concerning compensation for certain condemned property,
2 and supplementing P.L.1971, c.361 (C.20:3-1 et seq.).

3

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

6

7 1. Just compensation for an easement over a portion of
8 beachfront property condemned for the purpose of dune
9 construction or beach replenishment shall include consideration of
10 the increase in value to the entire property due to the added safety
11 and property protection provided by the dune or replenished beach.
12 Any additional rights of the public to access property held in the
13 public trust arising as a result of the easement, or the dune
14 construction or beach replenishment, shall not be considered to
15 cause a diminution in the value of the entire property.

16

17 2. This act shall take effect immediately and shall apply to all
18 actions pending on the effective date of the act.

19

20

21

STATEMENT

22

23 This bill would supplement the "Eminent Domain Act of 1971,"
24 P.L.1971, c.361 (C.20:3-1 et seq.), to provide that just
25 compensation for an easement over a portion of beachfront property
26 condemned for the purpose of dune construction or beach
27 replenishment must include consideration of the increase in value to
28 the entire property due to the added safety and property protection
29 provided by the dune or replenished beach. The bill would also
30 provide that any additional rights of the public to access property
31 held in the public trust arising as a result of the easement, or the
32 dune construction or beach replenishment, would not be considered
33 to cause a diminution in the value of the entire property.