

SENATE, No. 3855

STATE OF NEW JERSEY
219th LEGISLATURE

INTRODUCED JUNE 3, 2021

Sponsored by:

Senator KRISTIN M. CORRADO

District 40 (Bergen, Essex, Morris and Passaic)

SYNOPSIS

Establishes grant program in EDA for certain commercial landlords; makes appropriation.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT establishing a grant program for commercial landlords and
2 making an appropriation.

3
4 BE IT ENACTED by the Senate and General Assembly of the State
5 of New Jersey:

6
7 1. a. There is appropriated from the General Fund to the New
8 Jersey Economic Development Authority the sum of \$30 million
9 from federal funds allocated to the State in federal relief efforts, to
10 the extent those funds are available. The authority shall use the
11 funds to provide financial support, by way of grants, to commercial
12 landlords.

13 b. The authority shall establish a program to provide grants to
14 commercial landlords on the basis of income lost due to
15 nonpayment of rent by commercial tenants. The authority shall
16 establish an application process for grants for affected commercial
17 landlords.

18 c. The authority shall adopt rules and regulations pursuant to
19 the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1
20 et seq.), to effectuate the purposes of this act.

21
22 2. This act shall take effect immediately, and shall expire 30
23 days following the termination of the order of the Supreme Court of
24 New Jersey on suspension of commercial landlord/tenant trials, or
25 after the funds appropriated pursuant to this act are exhausted.

26

27

28

STATEMENT

29

30 This bill appropriates from the General Fund to the New Jersey
31 Economic Development Authority the sum of \$30 million from
32 federal funds allocated to the State in federal relief efforts, to the
33 extent those funds are available. The bill requires the authority to
34 use the funds to provide financial support, by way of grants, to
35 commercial landlords. The bill provides that the grants are to be
36 awarded to commercial landlords on the basis of income lost due to
37 nonpayment of rent by commercial tenants. The authority is to
38 establish an application process for grants for affected commercial
39 landlords.

40 The bill is a response to the February 5, 2021 order of the
41 Supreme Court of New Jersey, which suspended commercial
42 landlord/tenant trials, except in limited, emergency circumstances.
43 This order effectively barred most commercial landlords in the State
44 from seeking redress against tenants who have not paid their rent.
45 Most commercial landlords cannot currently use the judicial process
46 to recover lost rent, or evict tenants that fail to pay rent. This bill
47 seeks to provide these landlords with funds to help them make up
48 for lost income.