

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 3912

with committee amendments

STATE OF NEW JERSEY

DATED: DECEMBER 6, 2021

The Senate Community and Urban Affairs Committee reports favorably and with committee amendments Senate Bill No. 3912.

As amended and reported, this bill amends section 3 of P.L.2019, c.300 (C.46:8-49.2), to expand the definition of landlords required to provide a receipt for a rent cash payment made by a tenant. This bill expands the definition of a “landlord” to include any person who rents or leases or offers to rent or lease, for a term of at least one month, one or more dwelling units, including dwelling units, hotels, motels or other guest houses serving transient or seasonal tenants.

Under current statute, a landlord includes any person who rents or leases or offers to rent or lease, for a term of at least one month, dwelling units, except dwelling units in rental premises containing not more than two such units, or in owner-occupied premises of not more than three dwelling units, or in hotels, motels, or other guest houses serving transient or seasonal guests.

COMMITTEE AMENDMENTS:

The committee amendments specify that the definition of “landlord” in the bill is to also include dwelling units in hotels, motels, or other guest houses serving transient or seasonal guests.