

SENATE, No. 4016

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED JUNE 28, 2021

Sponsored by:

Senator FRED H. MADDEN, JR.

District 4 (Camden and Gloucester)

SYNOPSIS

Provides for legal representation for residential lessees and tenants in any removal or eviction proceeding.

CURRENT VERSION OF TEXT

As introduced.



1 **AN ACT** concerning legal representation in certain proceedings and
2 supplementing chapter 18 of Title 2A of the New Jersey Statutes.

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

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7 1. In any action filed in the Superior Court, Law Division,
8 Special Civil Part to remove or evict any residential lessee or tenant
9 pursuant to a proceeding set forth in chapter 18 of Title 2A of the
10 New Jersey Statutes, the lessee or tenant shall be entitled to be
11 represented by counsel. The court may adjourn any proceeding for
12 a reasonable period of time for any lessee or tenant to secure
13 counsel. The court shall appoint counsel for any lessee or tenant
14 who is earning an income, after taxes, that is 80 percent or less of
15 the current area median income established annually by the United
16 States Department of Housing and Urban Development; or found by
17 the court to have an inability to pay for an attorney.

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19 2. This act shall take effect immediately and apply to any
20 proceeding filed on or after that date.

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STATEMENT

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25 This bill would provide for legal representation for residential
26 lessees and tenants in any action filed in the Superior Court, Law
27 Division, Special Civil Part seeking their removal or eviction
28 pursuant to a proceeding set forth in chapter 18 of Title 2A of the
29 New Jersey Statutes.

30 Under the bill, any covered residential lessee or tenant would be
31 entitled to be represented by counsel. The court could adjourn any
32 removal or eviction proceeding for a reasonable period of time for
33 any lessee or tenant to secure counsel. The court would appoint
34 counsel for any lessee or tenant who is earning an income, after
35 taxes, that is 80 percent or less of the current area median income
36 established annually by the US Department of Housing and Urban
37 Development; or found by the court to have an inability to pay for
38 an attorney.