

SENATE, No. 4186

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED NOVEMBER 22, 2021

Sponsored by:

Senator LINDA R. GREENSTEIN

District 14 (Mercer and Middlesex)

Senator SHIRLEY K. TURNER

District 15 (Hunterdon and Mercer)

Senator NICHOLAS J. SACCO

District 32 (Bergen and Hudson)

Co-Sponsored by:

Senator A.M.Bucco

SYNOPSIS

Extends immunity relating to COVID-19 spread in planned real estate developments until beginning of 2023.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 12/16/2021)

1 AN ACT concerning immunity relating to COVID-19 spread in
2 planned real estate developments.

3

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

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7 1. Section 2 of P.L.2021, c.142 is amended to read as follows:

8 2. This act shall take effect immediately and shall expire on the
9 first day of calendar year **【2022】** 2023.

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11 2. This act shall take effect immediately.

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STATEMENT

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16 This bill would extend existing immunity from civil liability to a
17 planned real estate development for damages arising from a
18 COVID-19 exposure or transmission on the premises of a planned
19 real estate development. Under P.L.2021, c.142, this immunity
20 expires on the first day of calendar year 2022, but would be
21 extended by this bill until the first day of calendar year 2023.

22 The immunity provided by P.L.2021, c.142, and extended by this
23 bill, exists so long as the planned real estate development has
24 prominently displayed a warning, as described in P.L.2021, c.142,
25 at the entrance of any communal space. The immunity provided by
26 P.L.2021, c.142, and extended by this bill, would not apply to acts
27 or omissions constituting a crime, actual fraud, actual malice, gross
28 negligence, recklessness, or willful misconduct.

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.