

# SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

## STATEMENT TO

### SENATE, No. 4209

# STATE OF NEW JERSEY

DATED: DECEMBER 6, 2021

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No. 4209.

This bill requires that if a property condition disclosure statement contains information indicating the seller's awareness of water leakage, accumulation or dampness, the presence of mold or other similar natural substance, or repairs or other attempts to control any water or dampness problem on the real property, the real estate broker, broker-salesperson, or salesperson is to refer the buyer of the real property to the "Mold Guidelines for New Jersey Residents" pamphlet on the Department of Health's Internet website, or other pamphlet or guidelines deemed appropriate by the director. However, under the amended bill, the real estate broker, broker-salesperson, or salesperson is required to provide the buyer with a physical copy of the pamphlet if requested by the buyer.

As reported by the committee, this bill is identical to Assembly Bill No. 2685, which was also reported by the committee on this date.