

[Second Reprint]

**ASSEMBLY, No. 3203**

**STATE OF NEW JERSEY**  
**213th LEGISLATURE**

INTRODUCED SEPTEMBER 15, 2008

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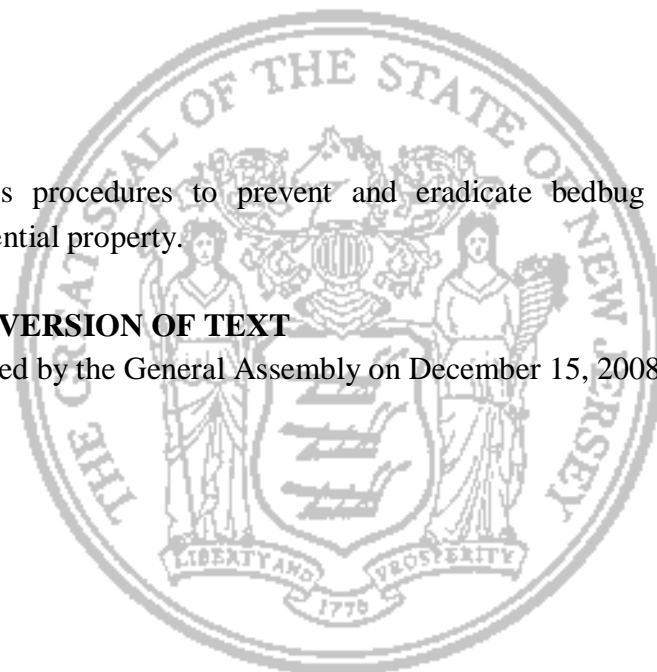
**Assemblywomen Vainieri Huttel, Rodriguez and Assemblyman Vas**

**SYNOPSIS**

Establishes procedures to prevent and eradicate bedbug infestations in certain residential property.

**CURRENT VERSION OF TEXT**

As amended by the General Assembly on December 15, 2008.



**(Sponsorship Updated As Of: 1/16/2009)**

1 AN ACT concerning bedbug infestations in residential dwellings and  
2 supplementing and amending Title 26 of the Revised Statutes.

3

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

6

7 1. (New section) The Legislature finds and declares that:

8 a. Populations of the common bedbug, *Cimex lectularius*, have  
9 increased by 500 percent in the past few years.

10 b. A bedbug infestation is a uniquely hard to exterminate threat  
11 to the health and habitability of a dwelling because tiny adult  
12 bedbugs are able to hide deep in mattresses and walls, and their  
13 food source is the occupants of a dwelling.

14 c. Bedbugs leave signs of their presence in bedding and in a  
15 dwelling that are visible to the naked eye, making education of a  
16 dwelling occupant a critical aspect of prevention.

17 d. Bedbugs feed on <sup>1</sup>**["human] the** blood <sup>1</sup>of humans and  
18 domestic animals<sup>1</sup>, and present a public <sup>1</sup>**["health] welfare** risk.

19 e. Bedbugs travel through the ventilation systems in multi-unit  
20 establishments, causing <sup>1</sup>the presence of bedbugs in<sup>1</sup> exponential  
21 <sup>1</sup>**["infestations] numbers**<sup>1</sup>.

22 f. The owner of a multiple dwelling <sup>1</sup>, with the cooperation of  
23 tenants,<sup>1</sup> is in the best position to coordinate the extermination <sup>1</sup>of<sup>1</sup>  
24 bedbug <sup>1</sup>**["infestations] populations**<sup>1</sup> in that multiple dwelling.

25 g. The common bedbug is a public nuisance and it is a matter  
26 of public welfare to protect New Jersey citizens' health from this  
27 pest.

28 <sup>1</sup>h. Tenants of multiple dwellings should be educated and  
29 vigilant about preventing the presence of bedbugs in their homes.<sup>1</sup>

30

31 2. (New section) For purposes of this act:

32 "Bedbug" means an insect of the species "*Cimex lectularius*,"  
33 commonly referred to as a bedbug.

34 "Commissioner" means the Commissioner of Health and Senior  
35 Services.

36 <sup>1</sup>"Common interest community" means a horizontal property  
37 regime, condominium, cooperative, or mutual housing corporation  
38 in which some of the property, known as common elements or  
39 common areas, is owned as tenants-in-common or otherwise owned  
40 by all of the property owners.<sup>1</sup>

41 "Department" means the Department of Health and Senior  
42 Services.

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.

Matter enclosed in superscript numerals has been adopted as follows:

<sup>1</sup>Assembly AHO committee amendments adopted December 8, 2008.

<sup>2</sup>Assembly floor amendments adopted December 15, 2008.

1 "Dwelling" or "multiple dwelling" means a multiple dwelling as  
2 defined in section 3 of the "Hotel and Multiple Dwelling Law,"  
3 P.L.1967, c.76 (C.55:13A-3) <sup>1</sup>, except that this definition shall not  
4 include any common interest community<sup>1</sup>.

5 "Eradicate" means the process <sup>1</sup>**【required】** that shall be  
6 undertaken by a commercial pesticide applicator, licensed pursuant  
7 to the "Pesticide Control Act of 1971," P.L.1971, c.176 (C.13:1F-1  
8 et seq.) and the rules and regulations promulgated by the New  
9 Jersey Department of Environmental Protection to effectuate that  
10 act,<sup>1</sup> to eliminate <sup>1</sup>**【an infestation】** the presence<sup>1</sup> of bedbugs by  
11 poisoning, spraying, fumigating, trapping, or by any other  
12 recognized and lawful pest-elimination methods, including repeated  
13 applications of any treatment <sup>1</sup>, particularly to areas where bedbugs  
14 are likely to congregate<sup>1</sup>. <sup>2</sup>An eradication shall be deemed  
15 completed if there has been no evidence of bedbug activity for 50  
16 days after the last application of any treatment.<sup>2</sup>

17 <sup>1</sup>**【"Infestation"】** <sup>2</sup>**【"Presence"】**<sup>1</sup> means the presence of bedbugs in  
18 numbers large enough to be noticeable, harmful, or threatening to  
19 the occupants of a dwelling unit.<sup>2</sup>

20 "Local board" or "local board of health" means the board of  
21 health of any municipality or the boards, bodies or officers in such  
22 municipality lawfully exercising any of the powers of a local board  
23 of health under the laws governing such municipality.

24 "Local health officer" means any duly appointed health officer  
25 employed by the local board of health as described in R.S.26:3-19.

26 "Owner" means the owner as defined in section 3 of the "Hotel  
27 and Multiple Dwelling Law," P.L.1967, c.76 (C.55:13A-3) <sup>1</sup>, except  
28 that this definition shall not include any ownership interest in any  
29 common interest community.

30 "Risk factors" means tenant behaviors that increase the  
31 possibility of the presence of bedbugs in a unit and include, but are  
32 not limited to, living with a domestic pet, furnishing with older  
33 furniture that has not been properly sanitized, and travel to tropical  
34 climates without proper precautions.

35 "Seasonal use" means use or rental of a unit for a term of not  
36 more than 125 consecutive days for residential purposes by a person  
37 having a permanent place of residence elsewhere. "Seasonal use"  
38 does not mean use or rental of living quarters for seasonal,  
39 temporary or migrant farm workers in connection with any work or  
40 place where work is being performed. The owner shall have the  
41 burden of proving that the use or rental of the residential property is  
42 seasonal<sup>1</sup>.

43  
44 3. (New section) a. The department, in consultation with the  
45 Department of Community Affairs, shall, as soon as practicable and  
46 annually thereafter, prepare a pamphlet that describes bedbugs and  
47 explains how <sup>1</sup>**【bedbug infestations spread】** the presence of

1 bedbugs spreads<sup>1</sup>. This pamphlet may contain any information that  
2 the commissioner deems necessary and may be revised by the  
3 department whenever new information concerning bedbugs  
4 becomes available. The pamphlet shall contain the following  
5 information:

6 (1) Measures that may be taken to prevent and control <sup>1</sup>~~["bedbug~~  
7 ~~infestations"]~~ the presence of bedbugs<sup>1</sup> in a residential setting,  
8 including professional extermination, cleaning the dwelling space  
9 and mattresses, and laundering bedclothes, and clothing;

10 (2) Specific facts about the bedbug, including its appearance and  
11 breeding habits; <sup>1</sup>~~["and"]~~

12 (3) The State's guidelines and regulations for disinfecting,  
13 labeling, and reselling mattresses<sup>1</sup>; and

14 (4) Tenant behaviors that are risk factors for attracting and  
15 supporting the presence of bedbugs<sup>1</sup>.

16 b. The department shall make the pamphlet available <sup>1</sup>~~["at no~~  
17 ~~cost"]~~<sup>1</sup> to the public <sup>1</sup>~~["], in a form suitable for distributing pursuant~~  
18 ~~to the provisions of this act. The department shall make the~~  
19 ~~pamphlet available"]~~<sup>1</sup> in both the English and Spanish languages.  
20 The department shall post the pamphlet on the department's Internet  
21 website, in an easily printable format. The pamphlet shall serve as  
22 an informational document only, and nothing therein shall be  
23 construed as binding on or affecting a judicial determination related  
24 to this act. The pamphlet shall not be deemed to be medical advice.

25 c. Within 30 days after the department has made the pamphlet  
26 available to the public, every owner of a multiple dwelling shall  
27 provide each occupied dwelling unit in the multiple dwelling with a  
28 copy of the pamphlet <sup>2</sup>~~["], and thereafter"]~~. Each tenant shall sign and  
29 acknowledge receipt thereof. After the department has made the  
30 pamphlet available to the public,<sup>2</sup> every owner of a multiple  
31 dwelling shall provide a copy of the current pamphlet to each new  
32 tenant at or prior to the time the tenant assumes occupancy of the  
33 dwelling. <sup>2</sup>Each new tenant shall sign and acknowledge receipt  
34 thereof to the owner. A signed provision acknowledging receipt in  
35 a lease agreement dated on or after the date the pamphlet is made  
36 available to the public shall be deemed sufficient notice pursuant to  
37 this section.<sup>2</sup>

38 <sup>1</sup>~~["In addition, every owner of a multiple dwelling shall keep a~~  
39 ~~copy of the current pamphlet conspicuously posted in one or more~~  
40 ~~common areas and in a manager's office, so that the pamphlet is~~  
41 ~~prominent and accessible to the occupants of each dwelling unit. If~~  
42 ~~there is no common area in the dwelling, the pamphlet shall be~~  
43 ~~posted in a conspicuous location in the premises, including, but not~~  
44 ~~limited to the walls of the front vestibule or any foyer or hallway~~  
45 ~~near the main entrance of the dwelling.】~~

1       d. The pamphlet shall contain a separate written statement as  
2 follows:

3       "Upon reasonable notice, you may be required to grant the owner  
4 of your apartment access to the apartment for purposes of an  
5 inspection for the presence of bedbugs. This inspection may  
6 include a visual inspection and manual inspection of your personal  
7 belongings, limited to bedding or <sup>2</sup>[upholstered]<sup>2</sup> furniture. If  
8 bedbugs are found in the unit, additional access and measures may  
9 be required. If you do not grant your landlord access for purposes  
10 of an inspection for the presence of bedbugs or if you obstruct  
11 access for purposes of visual inspection, your landlord may not be  
12 responsible for any <sup>2</sup>costs and<sup>2</sup> damages relating to and arising from  
13 bedbugs in your unit. <sup>2</sup>You may also be responsible for the costs of  
14 repeated eradication of bedbugs if you fail to properly maintain  
15 your dwelling. <sup>2</sup>"

16       e. The pamphlet shall contain a separate written statement  
17 notifying the tenant that,

18       (1) upon termination of the lease and move out, the owner may  
19 inspect the unit for the presence of bedbugs, and

20       (2) The presence of bedbugs in the unit may constitute damages  
21 to the unit beyond normal wear and tear and actual eradication costs  
22 may be itemized and deducted from the tenant's security deposit  
23 pursuant to section of 3 of P.L.1971, c.223 (C.46:8-21.1).<sup>1</sup>  
24

25       4. (New section) a. Every owner of a multiple dwelling shall  
26 be responsible, at his own expense, for maintaining the multiple  
27 dwelling free of <sup>1</sup>[an infestation] the presence<sup>1</sup> of bedbugs <sup>1</sup>except  
28 pursuant to section 7 of P.L. , c. (C. ) (pending before the  
29 Legislature as this bill)<sup>1</sup>.

30       b. <sup>1</sup>Any tenant who has knowledge of the presence of bedbugs  
31 <sup>2</sup>, or who suspects the presence of bedbugs based on the presence of  
32 characteristic bite marks,<sup>2</sup> shall notify the owner in writing of the  
33 presence of bedbugs in the dwelling unit.

34       c. <sup>1</sup>Upon <sup>1</sup>written<sup>1</sup> notice <sup>1</sup>[, either oral or written,]<sup>1</sup> from a  
35 tenant, or from the local board pursuant to R.S.26:3-49, of <sup>1</sup>[an  
36 infestation] the presence<sup>1</sup> of bedbugs in any dwelling unit, an  
37 owner shall <sup>1</sup>[immediately]<sup>1</sup>, <sup>1</sup>within 10 days following written  
38 notice to all affected tenants,<sup>1</sup> at his own expense,

39       (1) <sup>2</sup>[eradicate the <sup>1</sup>[infestation] presence<sup>1</sup>of] begin the process  
40 of eradicating<sup>2</sup> bedbugs in the dwelling unit;

41       (2) ascertain <sup>1</sup>[whether] the presence of bedbugs in<sup>1</sup> other  
42 dwelling units or common areas <sup>1</sup>[are infested with bedbugs]<sup>1</sup>; and

43       (3) <sup>1</sup>following written notice to the tenants of those units where  
44 bedbugs are present,<sup>1</sup> eradicate any remaining <sup>1</sup>[infestation]  
45 presence of bedbugs<sup>1</sup> in other dwelling units or common areas

1        <sup>1</sup>[c. When an infestation of bedbugs is found to exist in two or  
2 more dwelling units, or in a common area, the owner of the multiple  
3 dwelling shall provide notice that there is a risk of an infestation of  
4 multiple units to each occupant of the multiple dwelling by causing  
5 written notice to be delivered to each dwelling unit in the multiple  
6 dwelling.]

7        The provisions of this subsection to the contrary  
8 notwithstanding, an owner shall, within seven days following  
9 written notice to all affected tenants, at his own expense, eradicate  
10 the presence of bedbugs in a dwelling unit leased, occupied, or  
11 rented for seasonal use.

12        d. (1) When the owner of a multiple dwelling requires access to  
13 a unit for purposes of ascertaining the presence of bedbugs or  
14 eradicating the presence of bedbugs, the owner shall provide at least  
15 48 hours' notice to the tenants, in writing, that the owner requires  
16 access for purposes of ascertaining the presence of bedbugs.

17        (2) If the tenant, after receiving reasonable notice of an  
18 inspection or eradication pursuant to this subsection, interferes  
19 with, obstructs, or actively inhibits access to the unit for purposes of  
20 a visual inspection for, or eradication of, the presence of bedbugs,  
21 the owner shall not be liable to the tenant of the unit for any  
22 damages relating to and arising from the presence of bedbugs.<sup>1</sup>

23  
24        5. (New section) a. <sup>1</sup>[The tenant] If the owner does not act,  
25 within 10 days, pursuant to section 4 of P.L. , c. (C. ) (pending  
26 before the Legislature as this bill), the tenant<sup>1</sup> may notify<sup>1</sup>, in  
27 writing,<sup>1</sup> the local board <sup>1</sup>[and the owner of a multiple dwelling] or  
28 local health officer<sup>1</sup> of any failure of the multiple dwelling to be  
29 kept in a condition free of <sup>1</sup>[an infestation] <sup>2</sup>[the presence<sup>1</sup> of]<sup>2</sup>  
30 bedbugs.

31        b. If, following <sup>1</sup>written<sup>1</sup> notice <sup>1</sup>[, either oral or written,]<sup>1</sup>  
32 from a tenant, or from the local board pursuant to R.S.26:3-49, <sup>1</sup>or  
33 from the Department of Community Affairs, pursuant to an  
34 inspection conducted pursuant to section 7 of P.L.1967, c.76  
35 (C.55:13A-7)<sup>1</sup> the owner of a multiple dwelling does not eradicate  
36 <sup>1</sup>[an infestation] the <sup>2</sup>[presence<sup>1</sup> of]<sup>2</sup> bedbugs pursuant to section  
37 4 of P.L. , c. (C. ) (pending before the Legislature as this  
38 bill), the local health officer shall act as an agent for the owner of a  
39 multiple dwelling to <sup>2</sup>[<sup>1</sup>immediately]<sup>2</sup> inspect for the presence of  
40 bedbugs and, if required, to<sup>1</sup> engage a <sup>1</sup>[qualified insect  
41 exterminator or insect management professional] commercial  
42 pesticide applicator<sup>1</sup> at a usual and customary price in the area to  
43 eradicate the <sup>1</sup>[infestation] <sup>2</sup>[presence<sup>1</sup> of]<sup>2</sup> bedbugs <sup>2</sup>, within 10  
44 days following written notice to all affected tenants, as described in  
45 subsection c. of section 4 of P.L. , c. (C. ) (pending before the  
46 Legislature as this bill)<sup>2</sup>.

1 c. Any <sup>1</sup>[exterminator or insect management professional]  
2 commercial pesticide applicator<sup>1</sup> who provides services to eradicate  
3 '[an infestation] the presence of bedbugs' in accordance with  
4 subsection a. of this section may bill the owner of a multiple  
5 dwelling directly. The <sup>1</sup>municipality or a<sup>1</sup> local board may adopt an  
6 ordinance, similar to an ordinance adopted pursuant to section 6 of  
7 P.L.1962, c.66 (C.40:48-2.12f), providing that the municipality  
8 shall pay the costs of eradication of <sup>1</sup>[an infestation] the presence<sup>1</sup>  
9 of bedbugs, and that the costs shall be charged against the multiple  
10 dwelling premises, and <sup>2</sup>[shall] may<sup>2</sup> be a lien against the premises.  
11 <sup>2</sup>In the event that a landlord fails to pay the costs pursuant to this  
12 section, the municipality or local board may serve written notice of  
13 the failure to pay, and shall demand that the deficiency be cured  
14 within 10 days. Judicial notice or hearing shall be required to  
15 enforce the lien.<sup>2</sup> The owner of the multiple dwelling shall  
16 reimburse the local health officer or local board for the actual costs  
17 incurred for any eradication of <sup>1</sup>[an infestation] the presence<sup>1</sup> of  
18 bedbugs.

19

20 <sup>1</sup>6. (New section) a. An owner shall visually inspect the unit no  
21 more than 30 days prior to the date a new lease term commences or  
22 a new tenant commences occupancy of a dwelling unit, except for a  
23 dwelling unit rented, occupied, or leased for seasonal use. The  
24 owner shall visually inspect any dwelling unit rented, occupied, or  
25 leased for seasonal use that has been unoccupied for 30 days or  
26 more prior to the date a new lease term commences or a new tenant  
27 commences occupancy of a dwelling unit. The owner shall include  
28 a provision in the lease certifying that the owner has visually  
29 inspected the dwelling unit for the presence of bedbugs.

30 b. An owner may visually inspect a dwelling unit for evidence  
31 of the presence of bedbugs when an tenant terminates occupancy of  
32 the unit. If the owner ascertains the presence of bedbugs, of which  
33 the owner has not received notice pursuant to section 4 of P.L. ,  
34 c. (C. ) (pending before the Legislature as this bill), the  
35 presence of bedbugs may constitute damages to the unit beyond  
36 normal wear and tear, and the owner may itemize and deduct from  
37 the tenant's security deposit pursuant to section of 3 of P.L.1971,  
38 c.223 (C.46:8-21.1).

39 c. The owner may also deduct from the security deposit any  
40 costs for eradication services for which the tenant is responsible  
41 pursuant to section 7 of P.L. , c. (C. ) (pending before the  
42 Legislature as this bill) and that are due and owing to the landlord.<sup>1</sup>

43

44 <sup>1</sup>7. (New section) If repeated eradications are necessary due to  
45 the tenant's failure to properly maintain the dwelling, the costs of  
46 eradication may be charged to the tenant.<sup>1</sup>

1        **'[6.] 8.'**<sup>1</sup> (New section) a. Any owner of a multiple dwelling  
2 whose negligence or failure to act results in action by the local  
3 health officer pursuant to section 5 of P.L.     , c.     (C.     )  
4 (pending before the Legislature as this bill) shall be liable for a civil  
5 penalty of not more than \$300 for each affected dwelling unit and  
6 not more than \$1000 for each affected common area in the multiple  
7 dwelling. Such penalty shall be **'[recoverable] recovered'**<sup>1</sup> by and  
8 in the name of the local board of health<sup>1</sup>, if one exists. If no local  
9 board exists, the penalty shall be paid into the treasury of the  
10 municipality in which the violation occurred for the general uses of  
11 the municipality. **'[If the violation is of a continuing nature, each**  
12 **day during which it continues constitutes an additional, separate,**  
13 **and distinct offense']'**<sup>2</sup>.

14        b. The local board or local health officer may bring an action in  
15 **'[any court of competent jurisdiction to enforce] a summary**  
16 **manner pursuant to the "Penalty Enforcement Law of 1999,"**  
17 **P.L.1999, c.274 (C.2A:58-10 et seq.), and the Rules Governing the**  
18 **Courts of the State of New Jersey governing actions for the**  
19 **collection of civil penalties, in the municipal court or the Superior**  
20 **Court to recover'**<sup>1</sup> a penalty imposed pursuant to subsection a. of  
21 this section. The court is empowered to issue any appropriate  
22 injunctive orders, and to authorize immediate collection of  
23 reimbursable costs due the local board.  
24

25        **'[7.] 9.'**<sup>1</sup> (New section) The commissioner, in consultation with  
26 the Department of Community Affairs, pursuant to the  
27 "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et  
28 seq.), shall adopt rules and regulations to effectuate the purposes of  
29 this act.  
30

31        **'[8.] 10.'**<sup>1</sup> R.S.26:3-46 is amended to read as follows:

32        26:3-46. The local board, within its jurisdiction, shall examine  
33 into and prohibit any nuisance, offensive matter, foul or noxious  
34 odors, gases or vapors, water in which mosquito larvae breed, and  
35 all causes of ill health or disease, including bedbugs, which may be  
36 known to the board or brought to its attention, which, in its  
37 opinion, are injurious to the health of the inhabitants therein, and  
38 shall cause the same to be removed and abated at the expense of  
39 the owner.

40 (cf: R.S.26:3-46)  
41

42        **'[9.] 11.'**<sup>1</sup> R.S.26:3-49 is amended to read as follows:

43        26:3-49. Whenever any nuisance, noxious gases or vapors, water  
44 in which mosquito larvae breed, or cause of ill health or disease is  
45 found on private property, the local board shall notify the owner to  
46 remove and abate the same, at his own expense, within such time  
47 as the board may specify. A duplicate of the notice shall be left

1 with one or more of the tenants or occupants. Whenever any  
2 infestation of bedbugs is found in a multiple dwelling, the local  
3 board shall notify the owner to eradicate the infestation, at his own  
4 expense, immediately.

5 If the owner resides out of the state or cannot be so notified  
6 speedily, a notice left at the house or premises with the tenant or  
7 occupant, or posted on the premises, shall suffice.

8 In the event that an owner does not eradicate an infestation of  
9 bedbugs immediately following notice pursuant to this section, the  
10 local board of health is authorized to act as an agent for the  
11 landlord, pursuant to section 5 of P.L. , c. (C. ), for purposes  
12 of eradicating the infestation.

13 (cf: R.S.26:3-49)

14  
15 <sup>1</sup>[10.] 12. R.S.26:3-54 is amended to read as follows:

16 26:3-54. The local board may recover, by a civil action, the  
17 expenses incurred in such removal and abatement from any person  
18 who shall have caused or allowed such nuisance, source of foulness,  
19 water in which mosquito larvae breed, or cause of sickness,  
20 hazardous to the public health to exist, or from any owner, tenant,  
21 or occupant of premises who, after notice as herein provided, shall  
22 fail to remove and abate the same within the time specified in the  
23 notice. The local board may recover, by a civil action, the  
24 expenses incurred in eradication of an infestation of bedbugs,  
25 pursuant to section 5 of P.L. , c. (C. ), from the owner of a  
26 multiple dwelling who, after notice, failed to eradicate the  
27 infestation of bedbugs.

28 (cf: P.L.1953, c.26, s.14)

29  
30 <sup>1</sup>13. Section 7 of P.L.1967, c.76 (C.55:13A-7) is amended to  
31 read as follows:

32 7. The commissioner shall issue and promulgate, in the manner  
33 specified in section 8 of P.L.1967, c.76 (C.55:13A-8), such  
34 regulations as the commissioner may deem necessary to assure that  
35 any hotel or multiple dwelling will be maintained in such manner as  
36 is consistent with, and will protect, the health, safety and welfare of  
37 the occupants or intended occupants thereof, or of the public  
38 generally.

39 Any such regulations issued and promulgated by the  
40 commissioner pursuant to this section shall provide standards and  
41 specifications for such maintenance materials, methods and  
42 techniques, fire warning and extinguisher systems, elevator  
43 systems, emergency egresses, and such other protective equipment  
44 as the commissioner shall deem reasonably necessary to the health,  
45 safety and welfare of the occupants or intended occupants of any  
46 units of dwelling space in any hotel or multiple dwelling, including  
47 but not limited to:

48 (a) Structural adequacy ratings;

- 1 (b) Methods of egress, including fire escapes, outside fireproof  
2 stairways, independent stairways, and handrails, railings, brackets,  
3 braces and landing platforms thereon, additional stairways, and  
4 treads, winders, and risers thereof, entrances and ramps;
- 5 (c) Bulkheads and scuttles, partitions, walls, ceilings and floors;
- 6 (d) Garbage and refuse collection and disposal, cleaning and  
7 janitorial services, repairs, and extermination services;
- 8 (e) Electrical wiring and outlets, and paints and the composition  
9 thereof;
- 10 (f) Doors, and the manner of opening thereof;
- 11 (g) Transoms, windows, shafts and beams;
- 12 (h) Chimneys, flues and central heating units;
- 13 (i) Roofing and siding materials;
- 14 (j) Lots, yards, courts and garages, including the size and  
15 location thereof;
- 16 (k) Intakes, open ducts, offsets and recesses;
- 17 (l) Windows, including the size and height thereof;
- 18 (m) Rooms, including the area and height thereof, and the  
19 permissible number of occupants thereof;
- 20 (n) Stairwells, skylights and alcoves;
- 21 (o) Public halls, including the lighting and ventilation thereof;
- 22 (p) Accessory passages to rooms;
- 23 (q) Cellars, drainage and air space;
- 24 (r) Water-closets, bathrooms and sinks;
- 25 (s) Water connections, including the provision of drinking and  
26 hot and cold running water;
- 27 (t) Sewer connections, privies, cesspools, and private sewers;
- 28 (u) Rain water and drainage conductors;
- 29 (v) Entrances and ramps; **[and]**
- 30 (w) Presence of lead-based paint hazards in multiple dwellings  
31 and in single-family and two-family dwellings, exclusive of owner-  
32 occupied dwelling units, subject to P.L.2003, c.311 (C.52:27D-  
33 437.1 et al.). In a common interest community, any inspection fee  
34 for and violation found within a unit which is solely related to this  
35 subsection shall be the responsibility of the unit owner and not the  
36 homeowners' association, unless the association is the owner of the  
37 unit; and
- 38 (x) Presence of bedbugs, as defined in section 2 of P.L. \_\_\_\_\_,  
39 c. (C. \_\_\_\_\_) (pending before the Legislature as this bill), or the  
40 presence of other vermin and pests in multiple dwellings.<sup>1</sup>  
41 (cf: P.L.2007, c.251, s.5)

42  
43 <sup>1</sup>[11.] 14.<sup>1</sup> This act shall take effect immediately.