

[First Reprint]

**ASSEMBLY, No. 3537**

**STATE OF NEW JERSEY**  
**214th LEGISLATURE**

INTRODUCED DECEMBER 6, 2010

**Sponsored by:**

**Assemblyman CRAIG J. COUGHLIN**

**District 19 (Middlesex)**

**Assemblyman PATRICK J. DIEGNAN, JR.**

**District 18 (Middlesex)**

**Assemblywoman NELLIE POU**

**District 35 (Bergen and Passaic)**

**Co-Sponsored by:**

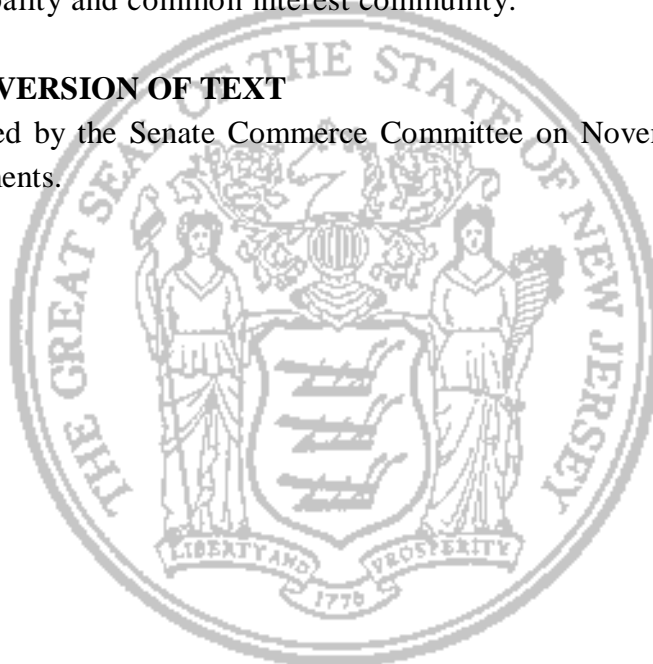
**Assemblywomen Jasey, Wagner, Assemblyman O'Donnell, Senators Vitale, Sarlo and Scutari**

**SYNOPSIS**

Requires certain owners of foreclosed property to file contact information with municipality and common interest community.

**CURRENT VERSION OF TEXT**

As reported by the Senate Commerce Committee on November 21, 2011, with amendments.



**(Sponsorship Updated As Of: 1/10/2012)**

1 AN ACT requiring <sup>1</sup>an<sup>1</sup> owner taking title to certain residential  
2 property through sheriff's sale to register with <sup>1</sup>the<sup>1</sup>  
3 municipality and <sup>1</sup>any association or common interest community  
4 and<sup>1</sup> supplementing Title 46 of the Revised Statutes.

5

6 **BE IT ENACTED** *by the Senate and General Assembly of the State*  
7 *of New Jersey:*

8

9 1. The owner of any non-owner occupied residential property  
10 who takes title to the property as the result of a sheriff's sale or  
11 deed in lieu of foreclosure <sup>1</sup>, other than an owner who has  
12 previously provided notice to the municipality pursuant to section  
13 17 of P.L.2008, c.127 (C.46:10B-51),<sup>1</sup> shall provide notice, within  
14 <sup>1</sup>**[three]** <sup>1</sup>10<sup>1</sup> business days, to the municipal clerk, or any other  
15 designated municipal official, of the municipality wherein the  
16 property is located <sup>1</sup>, and to any association or common interest  
17 community, of which the residential property is a part, governed by  
18 the "Horizontal Property Act," P.L.1963, c.168 (C.46:8A-1 et seq.),  
19 the "Condominium Act," P.L.1969, c.257 (C.46:8B-1 et seq.), or  
20 "The Planned Real Estate Development Full Disclosure Act,"  
21 P.L.1977, c.419 (C.45:22A-21 et seq.),<sup>1</sup> providing the name and  
22 address of the owner. If the owner is not located within New  
23 Jersey, then the owner shall designate an agent within New Jersey,  
24 including the agent's address, who is authorized to accept service of  
25 process on behalf of the property owner.

26

27 2. This act shall take effect immediately.

**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>Senate SCM committee amendments adopted November 21, 2011.