

**ASSEMBLY, No. 3724**

**STATE OF NEW JERSEY**  
**217th LEGISLATURE**

INTRODUCED MAY 19, 2016

**Sponsored by:**

**Assemblywoman L. GRACE SPENCER**

**District 29 (Essex)**

**SYNOPSIS**

Establishes bed bug inspection requirements for certain residential rental property.

**CURRENT VERSION OF TEXT**

As introduced.



1 AN ACT establishing bed bug bed bug inspection requirements for  
2 housing available through State voucher programs and  
3 supplementing P.L.2004, c.140 (C.52:27D-287.1 et seq.).  
4

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

8 1. a. Any residential property participating in a State voucher  
9 program shall be inspected for bed bug infestation prior to  
10 occupancy. The entity issuing the voucher shall be responsible for  
11 the inspection of the residential property. The owner of residential  
12 property participating in a State voucher program shall be  
13 responsible to remediate any infestation discovered through  
14 inspection.

15 b. The Commissioner of Community Affairs shall, pursuant to  
16 the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1  
17 et seq.), adopt rules and regulations to effectuate the inspection  
18 requirement for bed beg infestation established under this act. The  
19 regulations shall include a fee to be collected from the owner of  
20 residential property participating in a State voucher program to  
21 cover the cost of the inspection for bed bug infestation.

22 c. For the purposes of this section, "State voucher program"  
23 means any program established by the Department of Community  
24 Affairs pursuant to P.L.2004, c.140 (C.52:27D-287.1 et seq.).  
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26 2. This act shall take effect immediately.  
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29 STATEMENT  
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31 This bill requires that any residential property participating in a  
32 State housing voucher program be inspected for bed bug infestation  
33 prior to occupancy. The entity issuing the voucher would be  
34 responsible for the inspection of the residential property. The  
35 owner of residential properties would be responsible to remediate  
36 any infestation discovered through inspection.

37 The Commissioner of Community Affairs would be required to  
38 adopt rules and regulations to effectuate the inspection requirement  
39 for bed beg infestation established under the bill. The regulations  
40 would have to include a fee to be collected from the owner of  
41 residential properties participating in a State voucher program to  
42 cover the cost of the inspection for bed bug infestation, so as to  
43 avoid an unfunded mandate problem.