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

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

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

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

c. For the purposes of this section, “State voucher program” means any program established by the Department of Community Affairs pursuant to P.L.2004, c.140 (C.52:27D-287.1 et seq.).

2. This act shall take effect immediately.

STATEMENT

This bill requires that any residential property participating in a State housing voucher program be inspected for bed bug infestation prior to occupancy. The entity issuing the voucher would be responsible for the inspection of the residential property. The owner of residential properties would be responsible to remediate any infestation discovered through inspection.

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