

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 1150

with committee amendments

STATE OF NEW JERSEY

DATED: JANUARY 17, 2019

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No. 1150, with committee amendments.

As amended, this bill would authorize flexible multiple dwelling inspection schedules and provide greater flexibility in the enforcement of the "Hotel and Multiple Dwelling Law," P.L.1967, c.76 (C.55:13A-1 et seq.).

Current law requires the Department of Community Affairs to inspect multiple dwellings at least once every five years. This bill would allow the department to establish less frequent inspection schedules for multiple dwellings in which all violations have been abated by the first reinspection, and more frequent schedules for multiple dwellings in which all violations have not been abated by the third reinspection. For the former category, a multiple dwelling would next be inspected in seven years. For the latter category, a multiple dwelling would next be inspected in two years. Multiple dwellings that fall in between these categories would next be inspected in five years.

The bill also would require owners of hotels and multiple dwellings to annually file certifications confirming that the information on their certificates of registration is current and accurate. Hotel and multiple dwelling owners also would be newly required to file an amended certificate of registration within 20 days of any change in the information required to be included on their certificates of registration. The department would be authorized to establish reasonable fees for these filings to cover the administrative costs associated with processing the filings.

Lastly, the bill would simplify the process for serving notices, rules, decisions, and orders under the "Hotel and Multiple Dwelling Law," P.L.1967, c.76 (C.55:13A-1 et seq.). The bill would newly permit service upon owners and occupants by ordinary mail. Notices, rules, decisions, and orders also may newly be served upon owners or their agents by personal service. These items also may be newly served upon occupants by service upon the State Treasurer in certain circumstances or delivery at the dwelling unit of the occupant with a competent member of the household who is at least 14 years of age.

COMMITTEE AMENDMENTS:

The committee amended the bill to:

- authorize the Department of Community Affairs to establish a tiered inspection schedule for multiple dwellings based on the track record of abating violations;
- require owners of hotels and multiple dwellings to annually file certifications confirming that the information on their certificates of registration is current and accurate;
- require owners of hotels and multiple dwellings to file an amended certificate of registration within 20 days of any change in the information required to be included on their certificates of registration;
- clarify the authority of the Department of Community Affairs to set certain fees by regulation; and
- simplify the process for serving notices, rules, decisions, and orders under the "Hotel and Multiple Dwelling Law," P.L.1967, c.76 (C.55:13A-1 et seq.).