

SENATE, No. 3482

STATE OF NEW JERSEY
218th LEGISLATURE

INTRODUCED FEBRUARY 14, 2019

Sponsored by:

Senator SAMUEL D. THOMPSON

District 12 (Burlington, Middlesex, Monmouth and Ocean)

SYNOPSIS

Permits municipalities to require registration of vacant and abandoned properties and use registration fee proceeds to maintain these properties.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning the registration and maintenance of vacant and
2 abandoned property, supplementing Title 40 of the Revised
3 Statutes, and amending N.J.S.40A:4-39.

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

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8 1. (New section) a. A municipality may adopt an ordinance
9 requiring an owner of a vacant and abandoned property located
10 within the municipality to register the property with the clerk of the
11 municipality.

12 b. The ordinance may establish a fee for an initial registration
13 for a vacant and abandoned property, and escalating annual renewal
14 fees for a registered property that remains vacant and abandoned,
15 provided that any fees established pursuant to this subsection are no
16 greater than necessary to administer a program established pursuant
17 to subsection d. of this section.

18 c. The ordinance may establish penalties for violations of the
19 registration requirements of the ordinance.

20 d. A municipality may use the proceeds of any fees or fines
21 collected under the ordinance to establish and administer a program
22 supporting the care, maintenance, security, upkeep, and registration
23 of vacant and abandoned properties located within the municipality
24 and shall be included in the budget of the municipality as dedicated
25 revenues anticipated as revenue and appropriated for those purposes
26 pursuant to N.J.S.40A:4-39.

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28 2. N.J.S.40A:4-39 is amended to read as follows:

29 40A:4-39. a. In the budget of any local unit, dedicated revenues
30 anticipated during the fiscal year from any dog tax, dog license,
31 revenues collected pursuant to N.J.S.18A:39-1.2, revenues collected
32 pursuant to section 1 of P.L. , c. (C.) (pending before the
33 Legislature as this bill), solid fuel license, sinking fund for term
34 bonds, bequest, escheat, federal grant, motor vehicle fine dedicated
35 to road repairs, relocation costs deposited into a revolving
36 relocation assistance fund established pursuant to section 2 of
37 P.L.1987, c.98 (C.20:4-4.1a), fee revenues collected in connection
38 with recreation programs operated pursuant to section 2 of
39 P.L.1999, c.292 (C.40:48-2.56), receipts from franchise assessments
40 levied pursuant to section 4 of P.L.1995, c.173 (C.40A:12A-53) to
41 be retained by the municipality, refund payments from a joint
42 insurance fund deposited into a joint insurance revolving fund
43 established pursuant to section 12 of P.L.1996, c.113 (C.40A:10-
44 36.2), fee revenues collected in connection with the "Attorney
45 Identification Card Program" pursuant to section 1 of P.L.2009,

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.

1 c.11 (C.40A:4-22.2), fee revenues imposed on delinquent amounts
2 owed to the county or municipality and collected pursuant to
3 section 37 of P.L.2000, c.126 (C.40:23-6.53) [(as amended by
4 section 2 of P.L.2009, c.233)] or section 1 of P.L.1983, c.208
5 (C.40:48-5a) [(as amended by section 3 of P.L.2009, c.233)], and,
6 subject to the prior written consent of the director, other items of
7 like character when the revenue is not subject to reasonably
8 accurate estimate in advance, may be included in [said] the budget
9 by annexing to [said] the budget a statement in substantially the
10 following form:

11 "The dedicated revenues anticipated during the year
12 from (here insert one or more of the sources above, as the case
13 may be) are hereby anticipated as revenue and are hereby
14 appropriated for the purposes to which [said] the revenue is
15 dedicated by statute or other legal requirement."

16 b. Dedicated revenues included in accordance with this section
17 shall be available for expenditure by the local unit as and when
18 received in cash during the fiscal year. The inclusion of such
19 dedicated revenues shall be subject to the approval of the director,
20 who may require such explanatory statements or data in connection
21 therewith as the director deems advisable for the information and
22 protection of the public.

23 (cf: P.L.2009, c.233, s.4)

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25 3. This act shall take effect immediately.

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STATEMENT

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30 This bill would allow municipalities to require the registration of
31 vacant and abandoned properties. The bill would also allow
32 municipalities that do so to impose corresponding registration fees,
33 including escalating annual renewal fees for properties that continue
34 to be vacant and abandoned. Municipalities would be permitted to
35 use the proceeds from these fees for the maintenance of vacant and
36 abandoned properties. This bill would clarify municipal authority
37 to institute a vacant and abandoned property registration system,
38 which is a critical tool to combating the many problems that these
39 properties present for neighbors and neighborhoods.