

# ASSEMBLY, No. 3593

## STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED MARCH 5, 2020

**Sponsored by:**

**Assemblywoman BRITNEE N. TIMBERLAKE**

**District 34 (Essex and Passaic)**

**Assemblywoman ANGELA V. MCKNIGHT**

**District 31 (Hudson)**

**Assemblywoman VALERIE VAINIERI HUTTLE**

**District 37 (Bergen)**

**SYNOPSIS**

Requires landlords to provide tenants with certain notice concerning conditions that may cause damage or hazards on rental property.

**CURRENT VERSION OF TEXT**

As introduced.



(Sponsorship Updated As Of: 3/5/2020)

1 AN ACT concerning tenant notifications and supplementing Title 46  
2 of the Revised Statutes.

3  
4 **BE IT ENACTED** *by the Senate and General Assembly of the State*  
5 *of New Jersey:*

6  
7 1. a. When a landlord receives written notice that an adjoining  
8 property owner intends to conduct construction, rehabilitation,  
9 demolition, or any other work that may cause damage or hazardous  
10 conditions to the landlord's property, the landlord shall provide a  
11 copy of the notice to tenants of the landlord's property within five  
12 business days of the landlord's receipt of the written notice. The  
13 notice may be provided to each affected tenant by certified mail, by  
14 posting in at least one conspicuous area where the information is  
15 most likely to be viewed by tenants, or both.

16 b. A landlord who fails to provide an affected tenant with the  
17 information required pursuant to subsection a. of this section shall  
18 be liable to a penalty of not more than \$200 for each offense,  
19 recoverable by a summary proceeding under the "Penalty  
20 Enforcement Law of 1999," P.L.1999, c.274 (C.2A:58-10 et seq.).  
21 The Superior Court, Law Division, Special Civil Part in the county  
22 or the municipal court of the municipality in which the landlords  
23 property is located shall have jurisdiction to enforce said penalty.

24 c. For the purposes of this section, "landlord" means any  
25 person who rents or leases, for a term of at least one month,  
26 commercial space or residential dwelling units other than dwelling  
27 units in a premises containing not more than two such units, or in an  
28 owner-occupied premises of not more than three dwelling units, or  
29 in hotels, motels, or other guest houses serving transient or seasonal  
30 guests.

31  
32 2. This act shall take effect on the first day of the third month  
33 next following the date of enactment.

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35  
36 STATEMENT

37  
38 This bill provides that when a landlord receives written notice  
39 that an adjoining property owner intends to conduct construction,  
40 rehabilitation, demolition, or any other work that may cause damage  
41 or hazardous conditions to the landlord's property, the landlord  
42 would be required to provide a copy of the notice to tenants of the  
43 landlord's property.

44 Under the bill, the landlord must provide tenants with notice  
45 within five business days of the landlord's receipt of the written  
46 notice. The bill specifies that the notice may be provided to each  
47 affected tenant by certified mail, by posting in at least one

1 conspicuous area where the information is most likely to be viewed  
2 by tenants, or both.

3 A landlord who fails to provide an affected tenant with the notice  
4 would be liable to a penalty of not more than \$200.00 for each  
5 offense, recoverable by a summary proceeding under "Penalty  
6 Enforcement Law of 1999," P.L.1999, c.274 (C.2A:58-10 et seq.).  
7 The Superior Court, Law Division, Special Civil Part in the county  
8 or the municipal court of the municipality in which the landlord's  
9 property is located would have jurisdiction to enforce said penalty.

10 Under the bill, a "landlord" is defined as any person who rents or  
11 leases, for a term of at least one month, commercial space or  
12 residential dwelling units other than dwelling units in a premises  
13 containing not more than two such units, or in an owner-occupied  
14 premises of not more than three dwelling units, or in hotels, motels,  
15 or other guest houses serving transient or seasonal guests.