

ASSEMBLY, No. 4979

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED NOVEMBER 12, 2020

Sponsored by:

Assemblyman VINCENT MAZZEO

District 2 (Atlantic)

Assemblyman JOHN ARMATO

District 2 (Atlantic)

Assemblyman BRIAN BERGEN

District 25 (Morris and Somerset)

Co-Sponsored by:

Assemblywomen Jasey, Jimenez, Murphy, Assemblyman Mejia,

Assemblywomen Chaparro, Vainieri Huttle, Assemblyman McKeon,

Assemblywoman N.Munoz, Assemblymen Catalano, McGuckin,

Assemblywoman DiMaso, Assemblymen Moriarty and Johnson

SYNOPSIS

Establishes immunity relating to COVID-19 spread in planned real estate developments.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 6/2/2021)

1 AN ACT establishing immunity relating to COVID-19 spread in
2 planned real estate developments and supplementing Title 2A of
3 the New Jersey Statutes.

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

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8 1. a. Any illness, injury, death, or other damages arising from,
9 or related to, an exposure to, or transmission of, COVID-19 on the
10 premises of a planned real estate development shall not give rise to
11 any cause of action.

12 b. The immunity provided pursuant to subsection a. of this
13 section shall not apply to acts or omissions constituting a crime,
14 actual fraud, actual malice, gross negligence, recklessness, or
15 willful misconduct.

16 c. As used in this section:

17 “COVID-19” means the coronavirus disease 2019, as announced
18 by the World Health Organization on February 11, 2020, and first
19 identified in Wuhan, China.

20 “Planned real estate development” means the same as that term is
21 defined in section 3 of P.L.1977, c.419 (C.45:22A-23).

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23 2. This act shall take effect immediately.

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STATEMENT

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28 This bill would prohibit any causes of action for damages arising
29 from a COVID-19 exposure or transmission on the premises of a
30 planned real estate development. This immunity would not apply to
31 acts or omissions constituting a crime, actual fraud, actual malice,
32 gross negligence, recklessness, or willful misconduct.