

SENATE, No. 426

STATE OF NEW JERSEY 219th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

Sponsored by:

Senator STEVEN V. OROHO

District 24 (Morris, Sussex and Warren)

Senator SANDRA B. CUNNINGHAM

District 31 (Hudson)

Co-Sponsored by:

Senators Rice, Turner, Stack and Pou

SYNOPSIS

Revises definition of “landlord” to include rooming and boarding house owners and operators with regard to ordinances holding landlords to certain standards of responsibility.

CURRENT VERSION OF TEXT

As reported by the Senate Community and Urban Affairs Committee with technical review.



(Sponsorship Updated As Of: 9/24/2020)

1 **AN ACT** concerning owners and operators of rooming houses and
2 amending P.L.1993, c.127.

3

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

6

7 1. Section 2 of P.L.1993, c.127 (C.40:48-2.12o) is amended to
8 read as follows:

9 2. As used in this act:

10 "Hearing officer" means a person designated pursuant to
11 subsection b. of section 3 of P.L.1993, c.127 (C.40:48-2.12p) to
12 hear and determine proceedings under P.L.1993, c.127 (C.40:48-
13 2.12n et seq.).

14 "Landlord" means the person or persons who own or purport to
15 own a building in which there is rented or offered for rent housing
16 space for living or dwelling under either a written or oral lease
17 which building contains no more than four dwelling units , or is the
18 owner or operator of a rooming house or boarding house, as defined
19 by section 3 of P.L.1979, c.496 (C.55:13B-3). In the case of a
20 mobile home park, "landlord" shall mean the owner of an individual
21 dwelling unit within the mobile home park.

22 "Substantiated complaint" means a complaint which may form
23 the basis for proceedings in accordance with subsection a. of
24 section 4 of P.L.1993, c.127 (C.40:48-2.12q).
25 (cf: P.L.2009, c.170, s.2)

26

27 2. This act shall take effect immediately and shall be applicable
28 to ordinances adopted on or after the effective date of this act.

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.