

SENATE, No. 702

STATE OF NEW JERSEY 219th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

Sponsored by:

Senator M. TERESA RUIZ

District 29 (Essex)

SYNOPSIS

Requires landlords to disclose existence of lead service lines and lead water supply plumbing to tenants.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



1 **AN ACT** concerning the disclosure of lead service lines and water
2 supply plumbing to tenants and supplementing Title 46 of the
3 Revised Statutes.

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

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8 1. a. No later than 90 days after the effective date of this act, a
9 landlord shall inspect each of the landlord's rental properties to
10 determine if the property is served by a lead service line or lead
11 water supply plumbing.

12 b. (1) Upon a determination pursuant to subsection a. of this
13 section that a rental property is served by a lead service line or lead
14 water supply plumbing, a landlord shall notify each of the tenants in
15 that rental property about the lead service line or lead water supply
16 plumbing.

17 (2) Prior to the execution of a new lease, a landlord shall
18 provide notice to the prospective tenants that the property is served
19 by a lead service line or lead water supply plumbing and
20 information about the health risks lead in drinking water poses to
21 residents in a form and manner determined by the Department of
22 Community Affairs.

23 c. A landlord who violates the provisions of this section shall
24 be subject to a civil administrative penalty not to exceed \$500 and
25 each day during which the violation continues shall constitute an
26 additional, separate, and distinct offense. Any civil penalty
27 imposed pursuant to this section shall be collected in a civil action
28 by a summary proceeding under the "Penalty Enforcement Law of
29 1999," P.L.1999, c.274 (C.2A:58-10 et seq.). The Superior Court
30 shall have jurisdiction of proceedings for the enforcement of the
31 penalty provided by this section.

32 d. The Department of Community Affairs may adopt such rules
33 and regulations as may be necessary for the implementation of this
34 section.

35 e. For the purposes of this section:

36 "Landlord" means the same as the term is defined pursuant to
37 section 2 of P.L.1975, c.310 (C.46:8-44).

38 "Service line" means the pipe, tubing, and fittings connecting a
39 water main to a residential building.

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41 2. This act shall take effect immediately.

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44 **STATEMENT**

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46 This bill would require landlords to disclose the existence of lead
47 service lines and lead water supply plumbing to tenants. The bill
48 would also require, within 90 days after the bill is enacted into law,

S702 RUIZ

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- 1 a landlord inspect a rental property to determine if the property is
- 2 served by a lead service line or lead water supply plumbing.
- 3 A landlord who violates the provisions of this bill would be
- 4 subject to a penalty of not more than \$500 for each offense.