

ASSEMBLY, No. 111

STATE OF NEW JERSEY

Introduced Pending Technical Review by Legislative Counsel

PRE-FILED FOR INTRODUCTION IN THE 1996 SESSION

By Assemblyman JONES and Assemblywoman GILL

1 AN ACT concerning rentals of single rooms in residential dwellings  
2 owned by senior citizens and supplementing Title 40 of the Revised  
3 Statutes.

4

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

7

8 1. Notwithstanding any law, ordinance, rule or regulation to the  
9 contrary, a municipality shall not prohibit any senior citizen, who is the  
10 owner of a single-family dwelling which is his primary residence, from  
11 renting or leasing a room or rooms within that dwelling, together with  
12 general use associated with that dwelling, to one person, except that  
13 nothing in this act shall be construed to prohibit a municipality from  
14 allowing the rental or leasing to more than one person.

15

16 2. For the purposes of this act, a "senior citizen" is any person who  
17 has attained the age of 62 years on or after the effective date of this  
18 act, or the spouse of that person, or the surviving spouse of that  
19 person, if the surviving spouse is 55 years of age or older.

20

21 3. Nothing in this act shall be interpreted to limit the powers of a  
22 municipality to enforce applicable provisions of any laws, ordinances  
23 and regulations relating to fire safety, and public health and welfare.

24

25 4. This act shall take effect immediately.

26

27

28

STATEMENT

29

30 This bill will allow a senior citizen 62 years of age or older, who is  
31 the owner of a single family dwelling, which is his primary residence,  
32 to rent a room in that dwelling. A senior citizen will be permitted to  
33 rent to only one person, except in those cases where a municipality  
34 allows for the rental of rooms to more than one person.

1

\_\_\_\_\_

2

3 Permits senior citizens to rent a room in their homes to one person

4 under certain circumstances.