

ASSEMBLY, No. 1198

STATE OF NEW JERSEY

Introduced Pending Technical Review by Legislative Counsel

PRE-FILED FOR INTRODUCTION IN THE 1996 SESSION

By Assemblyman DALTON

1 AN ACT concerning lease agreements for certain senior citizen housing  
2 and supplementing chapter 42 of Title 2A of the New Jersey  
3 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. As used in this act:

9 "Senior citizen tenant" means a person 62 years of age or older and  
10 includes any member of the person's immediate household or occupant  
11 surviving spouse.

12 "Senior citizen housing" means any privately-owned building or  
13 structure, and any land appurtenant thereto, having three or more  
14 dwelling units, not owner occupied, intended for, and solely occupied  
15 and rented by senior citizens; except that it shall not include any health  
16 care facility as defined in the "Health Care Facilities Planning Act,"  
17 P.L.1971, c.136 (C.26:2H-1 et seq.)

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19 2. a. Within 24 hours after executing a lease or rental agreement  
20 with a senior citizen tenant for the use of a senior citizen housing unit,  
21 a landlord shall provide a copy of the lease or rental agreement to the  
22 senior citizen tenant.

23 b. The senior citizen tenant may terminate the lease or rental  
24 agreement for any reason within 72 hours of its execution.

25 c. At the option of the senior citizen tenant, the lease or rental  
26 agreement, as the case may be, shall be of a duration of one month to  
27 one year. Rental increases shall not exceed one per year in frequency.

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29 3. A landlord who violates this act shall be liable to a penalty of  
30 not less than \$50 or more than \$200 for each offense. The penalty  
31 shall be collected and enforced by summary proceedings pursuant to  
32 "the penalty enforcement law" (N.J.S.2A:58-1 et seq.). The Superior  
33 Court, Law Division, Special Civil Part in the county in which the  
34 rental premises are located shall have jurisdiction over such  
35 proceedings. Process shall be in the nature of a summons or warrant,

1 and shall issue upon the complaint of the commissioner, the Attorney  
2 General, or any other person.

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4 4. This act shall take effect on the first day of the third month after  
5 enactment.

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STATEMENT

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10 This bill expands lease protections for senior citizen tenants in  
11 senior citizen housing. Senior citizens are defined as persons 62 years  
12 of age or older and members of their household or surviving spouse.  
13 Senior citizen housing is defined as a privately owned non-owner  
14 occupied structure with three or more units rented solely by senior  
15 citizens..

16 The bill requires rental agreements and leases to be provided to the  
17 renter by the landlord within 24 hours of execution. It allows senior  
18 citizen tenants to terminate their leases within 72 hours of execution.  
19 The bill further gives such tenants the option of one month to annual  
20 rental agreements or leases and it limits rental increases to one per  
21 year regardless of the rental agreement or lease term. Violations of  
22 the act would be punishable by penalties of \$50 to \$200 for each  
23 offense.

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28 Provides certain protections to tenants in senior citizen housing.