

[Second Reprint]
ASSEMBLY, No. 2060

STATE OF NEW JERSEY

INTRODUCED JUNE 3, 1996

By Assemblywoman CRUZ-PEREZ

1 AN ACT concerning procedures for eviction from certain rental
2 premises and amending P.L.1974, c.49.

3

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

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7 1. Section 2 of P.L.1974, c.49 (C.2A:18-61.1) is amended to read
8 as follows:

9 2. No lessee or tenant or the assigns, under-tenants or legal
10 representatives of such lessee or tenant may be removed by the
11 Superior Court from any house, building, mobile home or land in a
12 mobile home park or tenement leased for residential purposes, other
13 than (1)owner-occupied premises with not more than two rental units
14 or a hotel, motel or other guest house or part thereof rented to a
15 transient guest or seasonal tenant; (2) a dwelling unit which is held in
16 trust on behalf of a member of the immediate family of the person or
17 persons establishing the trust, provided that the member of the
18 immediate family on whose behalf the trust is established permanently
19 occupies the unit; and (3) a dwelling unit which is permanently
20 occupied by a member of the immediate family of the owner of that
21 unit, provided, however, that exception (2) or (3) shall apply only in
22 cases in which the member of the immediate family has a
23 developmental disability, except upon establishment of one of the
24 following grounds as good cause:

25 a. The person fails to pay rent due and owing under the lease
26 whether the same be oral or written.

27 b. The person has continued to be, after written notice to cease, so
28 disorderly as to destroy the peace and quiet of the occupants or other
29 tenants living in said house or neighborhood.

30 c. The person has willfully or by reason of gross negligence caused
31 or allowed destruction, damage or injury to the premises.

EXPLANATION - Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹ Assembly AHO committee amendments adopted September 19, 1996.

² Assembly floor amendments adopted December 12, 1996.

1 d. The person has continued, after written notice to cease, to
2 substantially violate or breach any of the landlord's rules and
3 regulations governing said premises, provided such rules and
4 regulations are reasonable and have been accepted in writing by the
5 tenant or made a part of the lease at the beginning of the lease term.

6 e. (1) The person has continued, after written notice to cease, to
7 substantially violate or breach any of the covenants or agreements
8 contained in the lease for the premises where a right of reentry is
9 reserved to the landlord in the lease for a violation of such covenant
10 or agreement, provided that such covenant or agreement is reasonable
11 and was contained in the lease at the beginning of the lease term.

12 (2) ¹[In public housing under the control of a public housing
13 authority or redevelopment agency, the] ²[The¹] In public housing
14 under the control of a public housing authority or redevelopment
15 agency, the² person has substantially violated or breached any of the
16 covenants or agreements contained in the lease for the premises
17 pertaining to illegal uses of controlled dangerous substances, or other
18 illegal activities, whether or not a right of reentry is reserved to the
19 landlord in the lease for a violation of such covenant or agreement,
20 provided that such covenant or agreement conforms to federal
21 guidelines regarding such lease provisions and was contained in the
22 lease at the beginning of the lease term.

23 f. The person has failed to pay rent after a valid notice to quit and
24 notice of increase of said rent, provided the increase in rent is not
25 unconscionable and complies with any and all other laws or municipal
26 ordinances governing rent increases.

27 g. The landlord or owner (1) seeks to permanently board up or
28 demolish the premises because he has been cited by local or State
29 housing inspectors for substantial violations affecting the health and
30 safety of tenants and it is economically unfeasible for the owner to
31 eliminate the violations; (2) seeks to comply with local or State
32 housing inspectors who have cited him for substantial violations
33 affecting the health and safety of tenants and it is unfeasible to so
34 comply without removing the tenant; simultaneously with service of
35 notice of eviction pursuant to this clause, the landlord shall notify the
36 Department of Community Affairs of the intention to institute
37 proceedings and shall provide the department with such other
38 information as it may require pursuant to rules and regulations. The
39 department shall inform all parties and the court of its view with
40 respect to the feasibility of compliance without removal of the tenant
41 and may in its discretion appear and present evidence; (3) seeks to
42 correct an illegal occupancy because he has been cited by local or
43 State housing inspectors or zoning officers and it is unfeasible to
44 correct such illegal occupancy without removing the tenant; or (4) is
45 a governmental agency which seeks to permanently retire the premises
46 from the rental market pursuant to a redevelopment or land clearance

1 plan in a blighted area. In those cases where the tenant is being
2 removed for any reason specified in this subsection, no warrant for
3 possession shall be issued until P.L.1967, c.79 (C.52:31B-1 et seq.)
4 and P.L.1971, c.362 (C.20:4-1 et seq.) have been complied with.

5 h. The owner seeks to retire permanently the residential building
6 or the mobile home park from residential use or use as a mobile home
7 park, provided this subsection shall not apply to circumstances
8 covered under subsection g. of this section.

9 i. The landlord or owner proposes, at the termination of a lease,
10 reasonable changes of substance in the terms and conditions of the
11 lease, including specifically any change in the term thereof, which the
12 tenant, after written notice, refuses to accept; provided that in cases
13 where a tenant has received a notice of termination pursuant to
14 subsection g. of section 3 of P.L.1974, c.49 (C.2A:18-61.2), or has a
15 protected tenancy status pursuant to section 9 of the "Senior Citizens
16 and Disabled Protected Tenancy Act," P.L.1981, c.226
17 (C.2A:18-61.30), or pursuant to the "Tenant Protection Act of 1992,"
18 P.L.1991, c.509 (C.2A:18-61.40 et al.), the landlord or owner shall
19 have the burden of proving that any change in the terms and conditions
20 of the lease, rental or regulations both is reasonable and does not
21 substantially reduce the rights and privileges to which the tenant was
22 entitled prior to the conversion.

23 j. The person, after written notice to cease, has habitually and
24 without legal justification failed to pay rent which is due and owing.

25 k. The landlord or owner of the building or mobile home park is
26 converting from the rental market to a condominium, cooperative or
27 fee simple ownership of two or more dwelling units or park sites,
28 except as hereinafter provided in subsection l. of this section. Where
29 the tenant is being removed pursuant to this subsection, no warrant for
30 possession shall be issued until this act has been complied with. No
31 action for possession shall be brought pursuant to this subsection
32 against a senior citizen tenant or disabled tenant with protected
33 tenancy status pursuant to the "Senior Citizens and Disabled Protected
34 Tenancy Act," P.L.1981, c.226 (C.2A:18-61.22 et al.), or against a
35 qualified tenant under the "Tenant Protection Act of 1992," P.L.1991,
36 c.509 (C.2A:18-61.40 et al.), as long as the agency has not terminated
37 the protected tenancy status or the protected tenancy period has not
38 expired.

39 l. (1) The owner of a building or mobile home park, which is
40 constructed as or being converted to a condominium, cooperative or
41 fee simple ownership, seeks to evict a tenant or sublessee whose initial
42 tenancy began after the master deed, agreement establishing the
43 cooperative or subdivision plat was recorded, because the owner has
44 contracted to sell the unit to a buyer who seeks to personally occupy
45 it and the contract for sale calls for the unit to be vacant at the time of
46 closing. However, no action shall be brought against a tenant under

1 paragraph (1) of this subsection unless the tenant was given a
2 statement in accordance with section 6 of P.L.1975, c.311
3 (C.2A:18-61.9);

4 (2) The owner of three or less condominium or cooperative units
5 seeks to evict a tenant whose initial tenancy began by rental from an
6 owner of three or less units after the master deed or agreement
7 establishing the cooperative was recorded, because the owner seeks to
8 personally occupy the unit, or has contracted to sell the unit to a buyer
9 who seeks to personally occupy it and the contract for sale calls for
10 the unit to be vacant at the time of closing;

11 (3) The owner of a building of three residential units or less seeks
12 to personally occupy a unit, or has contracted to sell the residential
13 unit to a buyer who wishes to personally occupy it and the contract for
14 sale calls for the unit to be vacant at the time of closing.

15 m. The landlord or owner conditioned the tenancy upon and in
16 consideration for the tenant's employment by the landlord or owner as
17 superintendent, janitor or in some other capacity and such employment
18 is being terminated.

19 n. The person has been convicted of or pleaded guilty to, or if a
20 juvenile, has been adjudicated delinquent on the basis of an act which
21 if committed by an adult would constitute an offense under the
22 "Comprehensive Drug Reform Act of 1987," N.J.S.2C:35-1 et al.
23 involving the use, possession, manufacture, dispensing or distribution
24 of a controlled dangerous substance, controlled dangerous substance
25 analog or drug paraphernalia within the meaning of that act within or
26 upon the leased premises or the building or complex of buildings and
27 land appurtenant thereto, or the mobile home park, in which those
28 premises are located, and has not in connection with his sentence for
29 that offense either (1) successfully completed or (2) been admitted to
30 and continued upon probation while completing, a drug rehabilitation
31 program pursuant to N.J.S.2C:35-14; or, being the tenant or lessee of
32 such leased premises, knowingly harbors or harbored therein a person
33 who has been so convicted or has so pleaded, or otherwise permits or
34 permitted such a person to occupy those premises for residential
35 purposes, whether continuously or intermittently, except that this
36 subsection shall not apply to a person harboring or permitting a
37 juvenile to occupy the premises if the juvenile has been adjudicated
38 delinquent upon the basis of an act which if committed by an adult
39 would constitute the offense of use or possession under the said act.
40 No action for removal may be brought pursuant to this subsection
41 more than two years after the date of the adjudication or conviction or
42 more than two years after the person's release from incarceration
43 whichever is the later.

44 o. The person has been convicted of or pleaded guilty to, or if a
45 juvenile, has been adjudicated delinquent on the basis of an act which
46 if committed by an adult would constitute an offense under

1 N.J.S.2C:12-1 or N.J.S.2C:12-3 involving assault, or terroristic threats
2 against the landlord, a member of the landlord's family or an employee
3 of the landlord; or, being the tenant or lessee of such leased premises,
4 knowingly harbors or harbored therein a person who has been so
5 convicted or has so pleaded, or otherwise permits or permitted such
6 a person to occupy those premises for residential purposes, whether
7 continuously or intermittently. No action for removal may be brought
8 pursuant to this subsection more than two years after the adjudication
9 or conviction or more than two years after the person's release from
10 incarceration whichever is the later.

11 p. The person has been found, by a preponderance of the evidence,
12 liable in a civil action for removal commenced under this act for an
13 offense under N.J.S.2C:12-1 or N.J.S.2C:12-3 involving assault or
14 terroristic threats against the landlord, a member of the landlord's
15 family or an employee of the landlord, or under the "Comprehensive
16 Drug Reform Act of 1987," N.J.S.2C:35-1 et al., involving the use,
17 possession, manufacture, dispensing or distribution of a controlled
18 dangerous substance, controlled dangerous substance analog or drug
19 paraphernalia within the meaning of that act within or upon the leased
20 premises or the building or complex of buildings and land appurtenant
21 thereto, or the mobile home park, in which those premises are located,
22 and has not in connection with his sentence for that offense either (1)
23 successfully completed or (2) been admitted to and continued upon
24 probation while completing a drug rehabilitation program pursuant to
25 N.J.S.2C:35-14; or, being the tenant or lessee of such leased premises,
26 knowingly harbors or harbored therein a person who committed such
27 an offense, or otherwise permits or permitted such a person to occupy
28 those premises for residential purposes, whether continuously or
29 intermittently, except that this subsection shall not apply to a person
30 who harbors or permits a juvenile to occupy the premises if the
31 juvenile has been adjudicated delinquent upon the basis of an act which
32 if committed by an adult would constitute the offense of use or
33 possession under the said "Comprehensive Drug Reform Act of 1987."

34 For purposes of this section, (1) "developmental disability" means
35 any disability which is defined as such pursuant to section 3 of
36 P.L.1977, c.82 (C.30:6D-3); (2) "member of the immediate family"
37 means a person's spouse, parent, child or sibling, or a spouse, parent,
38 child or sibling of any of them; and (3) "permanently" occupies or
39 occupied means that the occupant maintains no other domicile at
40 which the occupant votes, pays rent or property taxes or at which rent
41 or property taxes are paid on the occupant's behalf.

42 (cf: P.L.1995, c.269, s.1)

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44 2. Section 3 of P.L.1974, c.49 (C.2A:18-61.2) is amended to read
45 as follows:

46 3. No judgment of possession shall be entered for any premises

1 covered by section 2 of this act, except in the nonpayment of rent
2 under subsection a. or f. of section 2, unless the landlord has made
3 written demand and given written notice for delivery of possession of
4 the premises. The following notice shall be required:

5 a. For an action alleging disorderly conduct under subsection b. of
6 section 2, [or] injury to the premises under subsection c. of section 2,
7 any grounds under paragraph (2) of subsection e. of section 2, or any
8 grounds under subsection m., n., o. or p. of section 2, three days'
9 notice prior to the institution of the action for possession;

10 b. For an action alleging continued violation of rules and
11 regulations under subsection d. of section 2, or substantial breach of
12 covenant under subsection e. of section 2, or habitual failure to pay
13 rent, one month's notice prior to the institution of the action for
14 possession;

15 c. For an action alleging any grounds under subsection g. of
16 section 2, three months' notice prior to the institution of the action;

17 d. For an action alleging permanent retirement under subsection h.
18 of section 2, 18 months' notice prior to the institution of the action
19 and, provided that, where there is a lease in effect, no action may be
20 instituted until the lease expires;

21 e. For an action alleging refusal of acceptance of reasonable lease
22 changes under subsection i. of section 2, one month's notice prior to
23 institution of action;

24 f. For an action alleging any grounds under subsection l. of section
25 2, two months' notice prior to the institution of the action and,
26 provided that where there is a written lease in effect no action shall be
27 instituted until the lease expires;

28 g. For an action alleging any grounds under subsection k. of
29 section 2, three years' notice prior to the institution of action, and
30 provided that where there is a written lease in effect, no action shall be
31 instituted until the lease expires.

32 The notice in each of the foregoing instances shall specify in detail
33 the cause of the termination of the tenancy and shall be served either
34 personally upon the tenant or lessee or such person in possession by
35 giving him a copy thereof, or by leaving a copy thereof at his usual
36 place of abode with some member of his family above the age of 14
37 years, or by certified mail; if the certified letter is not claimed, notice
38 shall be sent by regular mail.

39 (cf: P.L.1989, c.294, s.2)

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41 3. This act shall take effect on the first day of the fourth month
42 next following enactment.

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3 Provides for easier eviction of certain drug offenders from public
4 housing projects.