

[First Reprint]
ASSEMBLY, No. 2217

STATE OF NEW JERSEY

INTRODUCED JUNE 27, 1996

By Assemblyman AZZOLINA, Assemblywoman J. SMITH,
Assemblymen Corodemus, LeFevre and Blee

1 AN ACT concerning the licensing of rooming and boarding homes and
2 amending P.L.1993, c.290.

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

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7 1. Section 5 of P.L.1993, c. 290 (C.40:52-13) is amended to read
8 as follows:

9 5. It shall be the duty of the licensing authority to receive
10 applications made pursuant to section 4 of this act and to conduct such
11 investigations as may be necessary to establish:

12 a. With respect to the premises for which a license is sought (1)
13 that they are in compliance with all applicable building, housing, health
14 and safety codes and regulations; (2) that the location of the premises
15 will not, in conjunction with the proximity of other rooming and
16 boarding houses, lead to an excessive concentration of such facilities
17 in the municipality or a particular section thereof;

18 b. With respect to the owner or owners of the premises: (1) if a
19 natural person or persons, that he or they are 21 years of age or older,
20 citizens of the United States and residents of the State of New Jersey,
21 and never convicted, in this State or elsewhere, of a crime involving
22 moral turpitude, or of any crime under any law of this State licensing
23 or regulating a rooming or boarding house, and have never had a
24 license required pursuant to P.L.1979, c.496 (C.55:13B-1 et al.)
25 revoked; (2) if a corporation, that all officers and members of the
26 board of directors, and every stockholder holding 10% or more of the
27 stock of the corporation, directly or indirectly having a beneficial
28 interest therein, have the same qualifications as set forth in this
29 subsection for an applicant who is a natural person;

30 c. With respect to the operator or proposed operator, that he meets

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.

1 the requirements for licensure by the Department of Community
2 Affairs; **[and]**

3 d. That the owner and operator, either individually or jointly, have
4 established sufficient guarantee of financial and other responsibility to
5 assure appropriate relocation of the residents of the rooming or
6 boarding house to suitable facilities in the event that the license is
7 subsequently revoked or its renewal denied. The Department of
8 Community Affairs shall determine, in the case of each type of
9 rooming and boarding house under its jurisdiction, what constitutes
10 suitable facilities for this purpose~~].~~ **and**

11 e. At the discretion of the licensing municipality and pursuant to
12 an ordinance, that the owner has paid all municipal property taxes
13 ¹[assessed] due and owing¹ on the rooming and boarding house,
14 provided that the owner has received written notice of ¹[the
15 assessment] any payment delinquency¹ which has remained unpaid for
16 more than 120 days.

17 (cf: P.L.1993, c.290, s.5)

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19 2. This act shall take effect immediately.

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25 Permits municipalities to deny licenses to rooming and boarding
houses for unpaid property taxes.