

ASSEMBLY, No. 2290

STATE OF NEW JERSEY

INTRODUCED SEPTEMBER 16, 1996

By Assemblywoman CRUZ-PEREZ

1 AN ACT imposing criminal liability upon owners of certain residential
2 premises with respect to the consequences of certain housing code
3 violations and supplementing chapter 33 of Title 2C of the New
4 Jersey Statutes.

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

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9 1. a. For the purposes of this act, "housing code violation" means
10 any violation of P.L.1966, c.168 (C.2A:42-74 et seq.), P.L.1971,
11 c.224 (C.2A:42-85 et seq.), the "State Uniform Construction Code
12 Act," P.L.1975, c.217 (C.52:27D-119 et seq.), the "Uniform Fire
13 Safety Act," P.L.1983, c.383 (C.52:27D-192 et seq.), the "Hotel and
14 Multiple Dwelling Law," P.L.1967, c.76 (C.55:13A-1 et seq.) or the
15 "Rooming and Boarding House Act of 1979," P.L.1979, c.496
16 (C.55:13B-1 et al.) or any regulations duly promulgated pursuant to
17 any of those acts.

18 b. An owner of residential rental premises, or the owner of any
19 residential premises who has abandoned such premises, who
20 committed by himself, or through any of his agents or employees
21 engaged in the operation or management of those premises, an act or
22 failure to act which constitutes a housing code violation, and which
23 results in the creation or perpetuation of a condition which endangers
24 the safety or health of the tenants of those premises, or of the general
25 public, or which renders those premises or any portion thereof
26 "substandard" within the meaning of the State Housing Code
27 promulgated pursuant to P.L.1966, c.168, is guilty of a crime of the
28 third degree.

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30 2. This act shall take effect immediately.

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STATEMENT

35 This bill would invoke criminal penalties against any owner of rental
36 residential premises who is responsible for the creation or perpetuation
37 of hazardous or substandard conditions in the premises that he

1 controls. The bill would also apply to the owners of residential
2 premises which are not rental premises, if the owner has abandoned
3 the premises.

4 When hazardous or substandard conditions arise, or are permitted
5 to continue, because of a violation of any of the applicable statutes and
6 regulations, the owner would be guilty of a crime of the third degree.

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11 Makes owner of certain residential premises criminally liable for
12 consequences of certain housing violations.