

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.