

§6 - Val. & note to  
46:8B-13 and  
46:8B-21

P.L. 1996, CHAPTER 79, *approved July 25, 1996*  
Assembly No. 465 (*Third Reprint*)

1 **AN ACT** concerning condominium rules and amending P.L.1969,  
2 c.257.

3

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

6

7 1. Section 13 of P.L.1969, c.257 (C.46:8B-13) is amended to read  
8 as follows:

9 13. The administration and management of the condominium and  
10 condominium property and the actions of the association shall be  
11 governed by bylaws which shall initially be recorded with the master  
12 deed and shall provide, in addition to any other lawful provisions, for  
13 the following:

14 (a) The form of administration, indicating the titles of the officers  
15 and governing board of the association, if any, and specifying the  
16 powers, duties and manner of selection, removal and compensation, if  
17 any, of officers and board members. If the bylaws provide that any of  
18 the powers and duties of the association as set forth in sections 14 and  
19 15 of P.L.1969, c.257 (C.46:8B-14 and 46:8B-15) be exercised  
20 through a governing board elected by the membership of the  
21 association, or through officers of the association responsible to and  
22 under the direction of such a governing board, all meetings of that  
23 governing board, except conference or working sessions at which no  
24 binding votes are to be taken, shall be open to attendance by all unit  
25 owners, and adequate notice of any such meeting shall be given to all  
26 unit owners in such manner as the bylaws shall prescribe; except that  
27 the governing board may exclude or restrict attendance at those  
28 meetings, or portions of meetings, dealing with (1) any matter the  
29 disclosure of which would constitute an unwarranted invasion of

**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:**

<sup>1</sup> Assembly AHO committee amendments adopted February 5, 1996.

<sup>2</sup> Senate floor amendments adopted May 30, 1996.

<sup>3</sup> Senate floor amendments adopted June 20, 1996.

1 individual privacy; (2) any pending or anticipated litigation or contract  
2 negotiations; (3) any matters falling within the attorney-client  
3 privilege, to the extent that confidentiality is required in order for the  
4 attorney to exercise his ethical duties as a lawyer, or (4) any matter  
5 involving the employment, promotion, discipline or dismissal of a  
6 specific officer or employee of the association. At each meeting  
7 required under this subsection to be open to all unit owners, minutes  
8 of the proceedings shall be taken, and copies of those minutes shall be  
9 made available to all unit owners before the next open meeting.

10 (b) The method of calling meetings of unit owners, the percentage  
11 of unit owners or voting rights required to make decisions and to  
12 constitute a quorum, but such bylaws may nevertheless provide that  
13 unit owners may waive notice of meetings or may act by written  
14 agreement without meetings.

15 (c) The manner of collecting from unit owners their respective  
16 shares of common expenses and the method of distribution to the unit  
17 owners of their respective shares of common surplus or such other  
18 application of common surplus as may be duly authorized by the  
19 bylaws.

20 (d) The method by which the bylaws may be amended, provided  
21 that no amendment shall be effective until recorded in the same office  
22 as the then existing bylaws. The bylaws may also provide a method  
23 for the adoption, amendment and enforcement of reasonable  
24 administrative rules and regulations, including the imposition of fines  
25 and late fees which may be enforced as a lien pursuant to section 21  
26 of P.L.1969, c.257 (C.46:8B-21) relating to the operation, use,  
27 maintenance and enjoyment of the units and of the common elements  
28 including limited common elements.

29 (cf: P.L.1991, c.48, s.1)

30

31 2. Section 14 of P.L.1969, c.257 (C.46:8B-14) is amended to read  
32 as follows:

33 14. The association, acting through its officers or governing board,  
34 shall be responsible for the performance of the following duties, the  
35 costs of which shall be common expenses:

36 (a) The maintenance, repair, replacement, cleaning and sanitation  
37 of the common elements.

38 (b) The assessment and collection of funds for common expenses  
39 and the payment thereof.

40 (c) The adoption, distribution, amendment and enforcement of  
41 rules governing the use and operation of the condominium and the  
42 condominium property and the use of the common elements, including  
43 but not limited to the imposition of reasonable fines, assessments and  
44 late fees upon unit owners, if authorized by the master deed or bylaws,  
45 subject to the right of a majority of unit owners to change any such  
46 rules.

1 (d) The maintenance of insurance against loss by fire or other  
2 casualties normally covered under broad-form fire and extended  
3 coverage insurance policies as written in this State, covering all  
4 common elements and all structural portions of the condominium  
5 property and the application of the proceeds of any such insurance to  
6 restoration of such common elements and structural portions if such  
7 restoration shall otherwise be required under the provisions of this act  
8 or the master deed or bylaws.

9 (e) The maintenance of insurance against liability for personal  
10 injury and death for accidents occurring within the common elements  
11 whether limited or general and the defense of any actions brought by  
12 reason of injury or death to person, or damage to property occurring  
13 within such common elements and not arising by reason of any act or  
14 negligence of any individual unit owner.

15 (f) The master deed or bylaws may require the association to  
16 protect blanket mortgages, or unit owners and their mortgagees, as  
17 their respective interest may appear, under the policies of insurance  
18 provided under clauses (d) and (e) of this section, or against such  
19 risks with respect to any or all units, and may permit the assessment  
20 and collection from a unit owner of specific charges for insurance  
21 coverage applicable to his unit.

22 (g) The maintenance of accounting records, in accordance with  
23 generally accepted accounting principles, open to inspection at  
24 reasonable times by unit owners. Such records shall include:

25 (i) A record of all receipts and expenditures.

26 (ii) An account for each unit setting forth any shares of common  
27 expenses or other charges due, the due dates thereof, the present  
28 balance due, and any interest in common surplus.

29 (h) Nothing herein shall preclude any unit owner or other person  
30 having an insurable interest from obtaining insurance at his own  
31 expense and for his own benefit against any risk whether or not  
32 covered by insurance maintained by the association.

33 (i) Such other duties as may be set forth in the master deed or  
34 bylaws.

35 (j) An association shall exercise its powers and discharge its  
36 functions in a manner that protects and furthers or is not inconsistent  
37 with the health, safety and general welfare of the residents of the  
38 community.

39 (k) An association shall provide a fair and efficient procedure for  
40 the resolution of housing-related disputes between individual unit  
41 owners and the association, and between unit owners, which shall be  
42 readily available as an alternative to litigation. A person other than an  
43 officer of the association, a member of the governing board or a unit  
44 owner involved in the dispute shall be made available to resolve the  
45 dispute. A unit owner may notify the Commissioner of Community  
46 Affairs if an association does not comply with this subsection. The

1 commissioner shall have the power to order the association to provide  
2 a fair and efficient procedure for the resolution of disputes.

3 (cf: P.L.1995, c.313, s.1)

4

5 3. Section 15 of P.L.1969, c.257 (C.46:8B-15) is amended to read  
6 as follows:

7 15. Subject to the provisions of the master deed, the by-laws, rules  
8 and regulations and the provisions of this act or other applicable law,  
9 the association shall have the following powers:

10 (a) Whether or not incorporated, the association shall be an entity  
11 which shall act through its officers and may enter into contracts, bring  
12 suit and be sued. If the association is not incorporated, it may be  
13 deemed to be an entity existing pursuant to this act and a majority of  
14 the members of the governing board or of the association, as the case  
15 may be, shall constitute a quorum for the transaction of business.  
16 Process may be served upon the association by serving any officer of  
17 the association or by serving the agent designated for service of  
18 process. Service of process upon the association shall not constitute  
19 service of process upon any individual unit owner.

20 (b) The association shall have access to each unit from time to time  
21 during reasonable hours as may be necessary for the maintenance,  
22 repair or replacement of any common elements therein or accessible  
23 therefrom or for making emergency repairs necessary to prevent  
24 damage to common elements or to any other unit or units. The  
25 association may charge the unit owner for the repair of any common  
26 element damaged by the unit owner or his tenant.

27 (c) The association may purchase units in the condominium and  
28 otherwise acquire, hold, lease, mortgage and convey the same. It may  
29 also lease or license the use of common elements in a manner not  
30 inconsistent with the rights of unit owners.

31 (d) The association may acquire or enter into agreements whereby  
32 it acquires leaseholds, memberships or other possessory or use  
33 interests in lands or facilities including, but not limited to country  
34 clubs, golf courses, marinas and other recreational facilities, whether  
35 or not contiguous to the condominium property, intended to provide  
36 for the enjoyment, recreation or other use or benefit of the unit  
37 owners. If fully described in the master deed or by-laws, the fees,  
38 costs and expenses of acquiring, maintaining, operating, repairing and  
39 replacing any such memberships, interests and facilities shall be  
40 common expenses. If not so described in the master deed or by-laws  
41 as originally recorded, no such membership interest or facility shall be  
42 acquired except pursuant to amendment of or supplement to the  
43 master deed or by-laws duly adopted as provided therein and in this  
44 act. In the absence of such amendment or supplement, if some but not  
45 all unit owners desire any such acquisition and agree to assume among  
46 themselves all costs of acquisition, maintenance, operation, repair and

1 replacement thereof, the association may acquire or enter into an  
2 agreement to acquire the same as limited common elements  
3 appurtenant only to the units of those unit owners who have agreed to  
4 bear the costs and expenses thereof. Such costs and expenses shall be  
5 assessed against and collected from the agreeing unit owners in the  
6 proportions in which they share as among themselves in the common  
7 expenses in the absence of some other unanimous agreement among  
8 themselves. No other unit owner shall be charged with any such cost  
9 or expense; provided, however, that nothing herein shall preclude the  
10 extension of the interests in such limited common elements to  
11 additional unit owners by subsequent agreement with all those unit  
12 owners then having an interest in such limited common elements.

13 (e) The association may levy and collect assessments duly made by  
14 the association for a share of common expenses or otherwise,  
15 including any other moneys duly owed the association, upon proper  
16 notice to the appropriate unit owner, together with interest thereon,  
17 late fees and reasonable attorneys' fees, if authorized by the master  
18 deed or bylaws.

19 (f) If authorized by the master deed or bylaws, the association may  
20 impose reasonable fines upon unit owners for failure to comply with  
21 provisions of the master deed, bylaws or rules and regulations, subject  
22 to the following provisions:

23 <sup>2</sup>A fine for a violation or a continuing violation of the master deed,  
24 bylaws or rules and regulations shall not exceed the maximum  
25 monetary penalty permitted to be imposed for a violation or a  
26 continuing violation under section 19 of the "Hotel and Multiple  
27 Dwelling Law," P.L.1967, c.76 (C.55:13A-19).<sup>2</sup>

28 <sup>3</sup>On roads or streets with respect to which Title 39 of the Revised  
29 Statutes is in effect under section 1 of P.L.1945, c.284 (C.39:5A-1),  
30 an association may not impose fines for moving automobile  
31 violations.<sup>3</sup>

32 A fine shall not be imposed unless the unit owner is given written  
33 notice of the action taken and of the alleged basis for the action, and  
34 is advised of the right to participate in a dispute resolution procedure  
35 in accordance with subsection (k) of section 14 of P.L.1969, c.257  
36 (C.46:8B-14). A unit owner who does not believe that the dispute  
37 resolution procedure has satisfactorily resolved the matter shall not be  
38 prevented from seeking a judicial remedy in a court of competent  
39 jurisdiction.

40 (g) Such other powers as may be set forth in the master deed or  
41 bylaws, if not prohibited by P.L.1969, c.257 (C.46:8B-1 et seq.) or  
42 any other law of this State.

43 (cf: P.L.1969, c.257, s.15)

44

45 4. Section 16 of P.L.1969, c.257 (C.46:8B-16) is amended to read  
46 as follows:

1 16. (a) No unit owner, except as an officer of the association, shall  
2 have any authority to act for or bind the association. An association,  
3 however, may assert tort claims concerning the common elements and  
4 facilities of the development as if the claims were asserted directly by  
5 the unit owners individually.

6 (b) Failure to comply with the by-laws and the rules and  
7 regulations governing the details of the use and operation of the  
8 condominium, the condominium property and the common elements,  
9 and the quality of life therein, in effect from time to time, and with the  
10 covenants, conditions and restrictions set forth in the master deed or  
11 in deeds of units, shall be grounds for reasonable fines and assessments  
12 upon unit owners maintainable by the association, or for an action for  
13 the recovery of damages [or], for injunctive relief, or [both] for a  
14 combination thereof, maintainable by the association or by any other  
15 unit owner or by any person who holds a blanket mortgage or a  
16 mortgage lien upon a unit and is aggrieved by any such  
17 noncompliance.

18 (c) A unit owner shall have no personal liability for any damages  
19 caused by the association or in connection with the use of the common  
20 elements. A unit owner shall be liable for injuries or damages resulting  
21 from an accident in his own unit in the same manner and to the same  
22 extent as the owner of any other real estate.

23 (d) A unit owner may notify the Commissioner of Community  
24 Affairs upon the failure of an association to comply with requests  
25 made under subsection (g) of section 14 of P.L.1969, c.257  
26 (C.46:8B-14) by unit owners to inspect at reasonable times the  
27 accounting records of the association. Upon investigation, the  
28 commissioner shall have the power to order the compliance of the  
29 association with such a request.

30 (cf: P.L.1995, c.313, s.2)

31

32 5. Section 21 of P.L.1969, c.257 (C.46:8B-21) is amended to read  
33 as follows:

34 21. a. The association shall have a lien on each unit for any  
35 unpaid assessment duly made by the association for a share of  
36 common expenses or otherwise, including any other moneys duly owed  
37 the association, upon proper notice to the appropriate unit owner,  
38 together with interest thereon and, if authorized by the master deed or  
39 by-laws, late fees, fines and reasonable attorney's fees; provided  
40 however that an association shall not record a lien in which the unpaid  
41 assessment consists solely of late fees. Such lien shall be effective  
42 from and after the time of recording in the public records of the county  
43 in which the unit is located of a claim of lien stating the description of  
44 the unit, the name of the record owner, the amount due and the date  
45 when due. Such claim of lien shall include only sums which are due  
46 and payable when the claim of lien is recorded and shall be signed and

1 verified by an officer or agent of the association. Upon full payment  
2 of all sums secured by the lien, the party making payment shall be  
3 entitled to a recordable satisfaction of lien. Except as set forth in  
4 subsection b. of this section, all such liens shall be subordinate to any  
5 lien for past due and unpaid property taxes, the lien of any mortgage  
6 to which the unit is subject and to any other lien recorded prior to the  
7 time of recording of the claim of lien.

8 b. A lien recorded pursuant to subsection a. of this section shall  
9 have a limited priority over prior recorded mortgages and other liens,  
10 other than liens for unpaid property taxes or federal taxes, to the  
11 extent provided in this subsection. This priority shall be limited as  
12 follows:

13 (1) To a lien which is the result of customary condominium  
14 assessments as defined herein, the amount of which shall not exceed  
15 the aggregate customary condominium assessment against the unit  
16 owner for the six month period prior to the recording of the lien;

17 (2) With respect to a particular mortgage, to a lien recorded prior  
18 to: (a) the receipt by the association of a summons and complaint in  
19 an action to foreclose a mortgage on that unit; or (b) the filing with  
20 the proper county recording office of a lis pendens giving notice of an  
21 action to foreclose a mortgage on that unit.

22 (3) In the case of more than one association lien being filed, either  
23 because an association files more than one lien or multiple associations  
24 have filed liens, the total amount of the liens granted priority shall not  
25 be greater than the assessment for the six month period specified in  
26 paragraph 1 of this subsection. Priority among multiple filings shall be  
27 determined by their date of recording with the earlier recorded liens  
28 having first use of the priority given herein.

29 (4) The priority granted to a lien pursuant to this subsection shall  
30 expire on the first day of the 60th month following the date of  
31 recording of an association's lien.

32 (5) A lien of an association shall not be granted priority over a  
33 prior recorded mortgage or mortgages under this subsection if a prior  
34 recorded lien of the association for unpaid assessments has obtained  
35 priority over the same recorded mortgage or mortgages as provided  
36 in this subsection, for a period of 60 months from the date of  
37 recording of the lien granted priority.

38 (6) When recording a lien which may be granted priority pursuant  
39 to this act, an association shall notify, in writing, any holder of a first  
40 mortgage lien on the property of the filing of the association lien. An  
41 association which exercises a good faith effort but is unable to  
42 ascertain the identity of a holder of a prior recorded mortgage on the  
43 property will be deemed to be in substantial compliance with this  
44 paragraph.

45 For the purpose of this section, a "customary condominium  
46 assessment" shall mean an assessment for periodic payments, due the

1 association for regular and usual operating and common area expenses  
2 pursuant to the association's annual budget and shall not include  
3 amounts for reserves for contingencies, nor shall it include any late  
4 charges, penalties, interest or any fees or costs for the collection or  
5 enforcement of the assessment or any lien arising from the assessment.  
6 The periodic payments due must be due monthly, or no less frequently  
7 than quarter-yearly, as may be acceptable to the Federal National  
8 Mortgage Association so as not to disqualify an otherwise superior  
9 mortgage on the condominium from purchase by the Federal National  
10 Mortgage Association as a first mortgage.

11 c. Upon any voluntary conveyance of a unit, the grantor and  
12 grantee of such unit shall be jointly and severally liable for all unpaid  
13 assessments pertaining to such unit duly made by the association or  
14 accrued up to the date of such conveyance without prejudice to the  
15 right of the grantee to recover from the grantor any amounts paid by  
16 the grantee, but the grantee shall be exclusively liable for those  
17 accruing while he is the unit owner.

18 d. Any unit owner or any purchaser of a unit prior to completion  
19 of a voluntary sale may require from the association a certificate  
20 showing the amount of unpaid assessments pertaining to such unit and  
21 the association shall provide such certificate within 10 days after  
22 request therefor. The holder of a mortgage or other lien on any unit  
23 may request a similar certificate with respect to such unit. Any person  
24 other than the unit owner at the time of issuance of any such certificate  
25 who relies upon such certificate shall be entitled to rely thereon and his  
26 liability shall be limited to the amounts set forth in such certificate.

27 e. If a mortgagee of a first mortgage of record or other purchaser  
28 of a unit obtains title to such unit as a result of foreclosure of the first  
29 mortgage, such acquirer of title, his successors and assigns shall not  
30 be liable for the share of common expenses or other assessments by  
31 the association pertaining to such unit or chargeable to the former unit  
32 owner which became due prior to acquisition of title as a result of the  
33 foreclosure. [Such] Any remaining unpaid share of common expenses  
34 and other assessments, except assessments derived from late fees or  
35 finer, shall be deemed to be common expenses collectible from all of  
36 the remaining unit owners including such acquirer, his successors and  
37 assigns.

38 f. Liens for unpaid assessments may be foreclosed by suit brought  
39 in the name of the association in the same manner as a foreclosure of  
40 a mortgage on real property. The association shall have the power,  
41 unless prohibited by the master deed or by-laws to bid [in] on the unit  
42 at foreclosure sale, and to acquire, hold, lease, mortgage and convey  
43 the same. Suit to recover a money judgment for unpaid assessments  
44 may be maintained without waiving the lien securing the same.

45 (cf: P.L.1995, c.354, s.4)

1       6. (New section) Any bylaws provision providing for the  
2 imposition of reasonable fines and late fees that was adopted prior to  
3 the effective date of and which is not inconsistent with the provisions  
4 of P.L. , c. (C. )(pending before the Legislature as this bill) and  
5 any fine levied by a condominium association against a unit owner in  
6 accordance with its bylaws prior to the effective date of P.L. , c.  
7 (C. )(pending before the Legislature as this bill) is hereby validated  
8 <sup>1</sup>provided, however, that this section shall not be applicable to any  
9 case in which a judicial determination relative to the legality of any  
10 such fine has been rendered on or before the effective date of this act<sup>1</sup>.

11

12       7. This act shall take effect immediately.

13

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16

17 Clarifies methods for condominium associations to enforce rules and  
18 collect assessments.