

SENATE, No. 181

STATE OF NEW JERSEY

Introduced Pending Technical Review by Legislative Counsel

PRE-FILED FOR INTRODUCTION IN THE 1996 SESSION

By Senator RICE

1 AN ACT authorizing municipalities to require address registration by
2 certain property owners and supplementing chapter 48 of Title 40
3 of the New Jersey Statutes.

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

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8 1. a. A municipality is hereby authorized and empowered to enact
9 an ordinance requiring an owner of real property situated within the
10 municipality to register with the clerk of the municipality the street
11 address of his residence whenever that owner does not reside at his
12 property, in the case of residential premises, or does not operate a
13 business at the property, in the case of commercial property. An
14 ordinance so enacted shall provide for the assessment of reasonable
15 penalties in the case of noncompliance.

16 b. The clerk of the municipality may forward a copy of any address
17 registration made pursuant to subsection a. of this section to the clerk
18 of the county in which the municipality is situated. The county
19 registrar shall maintain a file and index any address registrations
20 received pursuant to this subsection.

21 c. For the purposes of this act, "real property" shall mean any type
22 of real estate including commercial or residential, improved or
23 unimproved lots, single family homes, multiple dwellings, and property
24 held in any manner, including fee simple, condominium or cooperative
25 forms of ownership. "Street address" shall mean the address at which
26 the person actually resides, and shall include a street name or rural
27 delivery route in addition to any postal office box number which may
28 be included.

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30 2. This act shall take effect immediately.

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STATEMENT

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34 This bill addresses the problem that many municipalities have in
35 locating absentee owners of real property. The bill authorizes

1 municipalities, by ordinance, to require certain owners of real estate
2 to register their actual residential addresses with the municipality. An
3 owner could be required to register if he does not reside at the
4 residence, in the case of residential property, or does not do business
5 at the location, in the case of commercial property.

6 The owner is required to supply his residential street address to the
7 municipality, which is defined to mean the address at which the person
8 actually resides, and must include the street name or rural delivery
9 route, in addition to any post office box which may be part of the
10 address.

11 The bill would include all types of real estate, including commercial
12 or residential, improved or unimproved lots, single family homes,
13 multiple dwellings, and property held in any manner, including fee
14 simple, condominium or cooperative forms of ownership.

15 The municipal clerk would have the option of sending a copy of any
16 address registered to the appropriate county clerk's office, for filing
17 and indexing by that office.

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22 Permits municipal ordinance requiring address registration of certain
23 property owners.