

SENATE, No. 1977

STATE OF NEW JERSEY

INTRODUCED MARCH 24, 1997

By Senator LaROSSA

1 AN ACT imposing criminal liability upon owners of residential rental  
2 premises for certain housing code violations and supplementing  
3 chapter 33 of Title 2C 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. For the purposes of this act, "housing code violation" means  
9 any violation of P.L.1966, c.168 (C.2A:42-74 et seq.), P.L.1971,  
10 c.224 (C.2A:42-85 et seq.), the "State Uniform Construction Code  
11 Act," P.L.1975, c.217 (C.52:27D-119 et seq.), the "Uniform Fire  
12 Safety Act," P.L.1983, c.383 (C.52:27D-192 et seq.), the "Hotel and  
13 Multiple Dwelling Act," P.L.1967, c.76 (C.55:13A-1 et seq.) or the  
14 "Rooming and Boarding House Act of 1979," P.L.1979, c.496  
15 (C.55:13B-1 et seq.) or any regulations duly promulgated pursuant to  
16 any of those acts.

17 b. An owner of rental residential premises who, by any act or  
18 failure to act, committed by himself or any of his agents or employees  
19 engaged in the operation or management of those premises, which  
20 constitutes a housing code violation, and which results in the creation  
21 or perpetuation of a condition which endangers the safety or health of  
22 the tenants of those premises, or of the general public, or which  
23 renders those premises or any portion thereof "substandard" within the  
24 meaning of the State Housing Code promulgated pursuant to  
25 P.L.1966, c.168 (C.2A:42-74 et seq.) is guilty of a crime of the third  
26 degree.

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28 2. This act shall take effect immediately.

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STATEMENT

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33 This bill provides for criminal penalties against any owner of rental  
34 residential premises who is responsible for the creation or perpetuation  
35 of hazardous or substandard conditions in the premises that he  
36 controls.

37 When such conditions arise, or are permitted to continue, because

1 of a violation of any of the applicable statutes and regulations, the  
2 owner would be guilty of a crime of the third degree. A crime of the  
3 third degree is punishable by imprisonment for a term of between three  
4 to five years, a fine not to exceed \$7500 or both.

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9 Makes owner of residential rental premises criminally liable for  
10 consequences of certain housing violations.