

ASSEMBLY, No. 3620

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED MARCH 5, 2020

Sponsored by:

Assemblywoman ANNETTE QUIJANO

District 20 (Union)

Assemblywoman SHANIQUE SPEIGHT

District 29 (Essex)

Assemblywoman BRITNEE N. TIMBERLAKE

District 34 (Essex and Passaic)

Co-Sponsored by:

**Assemblywomen McKnight, Vainieri Huttie, Assemblyman Holley and
Assemblywoman Jasey**

SYNOPSIS

Requires inclusion of information about discriminatory housing practices in Truth in Renting Guide.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 1/11/2021)

1 AN ACT concerning discriminatory housing practices and amending
2 P.L.1975, c.310.

3
4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
5 *of New Jersey:*

6
7 1. Section 3 of P.L.1975, c.310 (C.46:8-45) is amended to read
8 as follows:

9 3. a. (1) The department shall, as soon as practicable and
10 annually thereafter, after public hearing, prepare and make available
11 at no cost to the public, to the extent that funding has been made
12 available to the department for free distribution, a statement, in a
13 form and size suitable for posting and distributing pursuant to the
14 provisions of this act, of the primary clearly established legal rights
15 and responsibilities of tenants and landlords of rental dwelling
16 units.

17 (2) This statement shall be printed in both the English and
18 Spanish languages and shall be posted on the department's Internet
19 website, in an easily printable format, and updated annually. The
20 statement shall serve as an informational document, and nothing
21 therein shall be construed as binding on or affecting a judicial
22 determination under section 6 of P.L.1975, c.310 (C.46:8-48) of
23 what constitutes a lease provision which violates clearly established
24 legal rights of tenants or responsibilities of landlords.

25 (3) The statement shall contain information about discriminatory
26 housing practices prohibited under the "Law Against
27 Discrimination," P.L.1945, c.169 (C.10:5-1 et seq.) in substantially
28 the following form:

29 The New Jersey "Law Against Discrimination"
30 requires equal treatment in the sale or rental of
31 housing regardless of race, creed, color, national
32 origin, ancestry, sex, marital status, civil union status,
33 domestic partnership status, familial status,
34 affectional or sexual orientation, gender identity or
35 expression, mental and physical disability,
36 nationality, pregnancy, or source of lawful income.
37 A State or federally issued housing voucher, or any
38 other lawful rental subsidy, qualifies as a source of
39 lawful income. Therefore, it is unlawful for a
40 landlord to refuse to rent to persons on the basis that
41 they would be paying with Section 8 housing
42 vouchers or any other lawful rental subsidies. It is
43 also an unlawful practice to advertise that a landlord
44 will not rent to persons with Section 8 housing
45 vouchers or any other lawful rental subsidies.

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

