

ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

ASSEMBLY, No. 3620

**STATE OF NEW JERSEY**

DATED: JANUARY 13, 2021

The Assembly Housing Committee reports favorably Assembly Bill No. 3620.

This bill would require the Department of Community Affairs to include information in the Truth-in-Renting Guide that it is discriminatory and unlawful for a landlord: to refuse to rent to a person who would be paying with a housing voucher or other lawful rental subsidy; and to advertise that the landlord will not rent to persons with a housing voucher or another lawful rental subsidy. The bill would also require the department to include information in the Truth-in-Renting Guide indicating that State and federal rental housing vouchers are considered a source of lawful income, which is a protected category under the “Law Against Discrimination,” and therefore, unlawful for a landlord to refuse to rent to persons who would pay with these rental subsidies.

Current law, “The Truth-in-Renting Act,” requires the DCA to prepare, make available, and update annually a statement in English and in Spanish of the established rights and responsibilities of residential tenants and landlords in the State. The law requires the department to post this document, known as the Truth-in-Renting Guide, on the department's Internet website. The Truth-in-Renting Guide currently contains information about discriminatory housing practices, which are prohibited under the New Jersey “Law Against Discrimination,” but does not specifically inform landlords, tenants, and the general public that it is unlawful to: (1) refuse to rent to persons with Section 8 housing vouchers, and (2) advertise that a landlord will not rent to persons with Section 8 housing vouchers.