

P.L. 2021, CHAPTER 142, *approved July 1, 2021*  
Senate, No. 3584 (*First Reprint*)

1 AN ACT establishing immunity relating to COVID-19 spread in  
2 planned real estate developments <sup>1</sup>and supplementing Title 2A of  
3 the New Jersey Statutes<sup>1</sup>.  
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State  
6 of New Jersey:  
7

8 1. a. <sup>1</sup>Any illness, injury, death, or other<sup>1</sup> A planned real estate  
9 development shall be immune from civil liability for<sup>1</sup> damages arising  
10 from, or related to, an exposure to, or transmission of, COVID-19 on  
11 the premises of <sup>1</sup>a the<sup>1</sup> planned real estate development <sup>1</sup>shall not  
12 give rise to any cause of action. <sup>1</sup>, so long as the planned real estate  
13 development has prominently displayed at the entrance of any  
14 communal space shared by the planned real estate development's  
15 residents and their guests, such as pools, gyms, and clubhouses, a sign  
16 stating the following warning:

17 "ANY PERSON ENTERING THE PREMISES WAIVES ALL CIVIL  
18 LIABILITY AGAINST THE PLANNED REAL ESTATE  
19 DEVELOPMENT FOR DAMAGES ARISING FROM, OR  
20 RELATED TO, AN EXPOSURE TO, OR TRANSMISSION OF,  
21 COVID-19 ON THE PREMISES, EXCEPT FOR ACTS OR  
22 OMISSIONS CONSTITUTING A CRIME, ACTUAL FRAUD,  
23 ACTUAL MALICE, GROSS NEGLIGENCE, RECKLESSNESS, OR  
24 WILLFUL MISCONDUCT."<sup>1</sup>

25 b. The immunity provided pursuant to subsection a. of this section  
26 shall not apply to acts or omissions constituting a crime, actual fraud,  
27 actual malice, gross negligence, recklessness, or willful misconduct.

28 c. <sup>1</sup>Nothing in this section shall be construed to limit or modify  
29 any claim for relief under the workers' compensation law, R.S.34:15-1  
30 et seq.

31 d. <sup>1</sup> As used in this section:

32 "COVID-19" means the coronavirus disease 2019, as announced  
33 by the World Health Organization on February 11, 2020, and first  
34 identified in Wuhan, China.

35 "Planned real estate development" means the same as that term is  
36 defined in section 3 of P.L.1977, c.419 (C.45:22A-23).  
37

38 2. This act shall take effect immediately <sup>1</sup>and shall expire on the  
39 first day of calendar year 2022<sup>1</sup>.

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.

Matter enclosed in superscript numerals has been adopted as follows:

<sup>1</sup>Assembly ACD committee amendments adopted June 16, 2021.

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2  
3 Establishes immunity relating to COVID-19 spread in planned  
4 real estate developments.