

**SENATE, No. 1148**

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**STATE OF NEW JERSEY**

**219th LEGISLATURE**

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INTRODUCED FEBRUARY 3, 2020

**Sponsored by:**

**Senator M. TERESA RUIZ**

**District 29 (Essex)**

**Senator NELLIE POU**

**District 35 (Bergen and Passaic)**

**Assemblywoman ANNETTE CHAPARRO**

**District 33 (Hudson)**

**Assemblywoman SHANIQUE SPEIGHT**

**District 29 (Essex)**

**Assemblyman BENJIE E. WIMBERLY**

**District 35 (Bergen and Passaic)**

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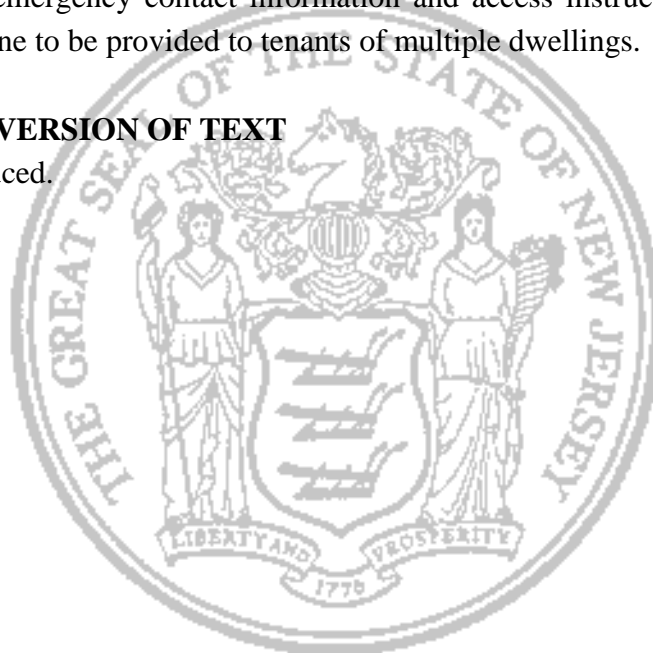
**Assemblywomen McKnight, Timberlake and Jasey**

**SYNOPSIS**

Requires emergency contact information and access instructions for social services hotline to be provided to tenants of multiple dwellings.

**CURRENT VERSION OF TEXT**

As introduced.



**(Sponsorship Updated As Of: 6/21/2021)**

1 AN ACT concerning information to be provided to tenants of  
2 multiple dwellings and supplementing P.L.1967, c.76 (C.55:13A-  
3 1 et seq.).  
4

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

8 1. a. The following information shall be posted in at least one  
9 conspicuous area, where the information is most likely to be viewed  
10 by tenants, of a tenant-occupied multiple dwelling and on the  
11 Internet website of any management company that manages a  
12 tenant-occupied multiple dwelling:

13 (1) emergency contact instructions, and the name, address, and  
14 telephone number of an individual representative of the record  
15 owner or managing agent who may be reached or contacted at any  
16 time in the event of an emergency affecting the premises or any unit  
17 of dwelling space, in accordance with the landlord registration  
18 requirements set forth in subsection f. of section 2 of P.L.1974, c.50  
19 (C.46:8-28); and

20 (2) instructions on how to access and use the comprehensive  
21 social services information toll-free telephone hotline, established  
22 pursuant to section 1 of P.L.1991, c.542 (C.30:1-1.1).

23 b. The following information shall be contained in a printed  
24 notice, conspicuously set forth in prominent boldface type, in every  
25 lease offered to a tenant in a multiple dwelling:

26 (1) the Internet website address of the management company  
27 that manages the multiple dwelling; and

28 (2) instructions on how to access and use the comprehensive  
29 social services information toll-free telephone hotline, established  
30 pursuant to section 1 of P.L.1991, c.542 (C.30:1-1.1).

31 c. The information provided to tenants in accordance with  
32 subsections a. and b. of this section shall be made available in  
33 English and Spanish.  
34

35 2. This act shall take effect on the first day of the third month  
36 next following enactment.  
37

38  
39 STATEMENT  
40

41 This bill requires emergency contact information and instructions  
42 on how to access the comprehensive social services information  
43 toll-free telephone hotline be made available to every tenant and  
44 prospective tenant of a multiple dwelling.

45 Under the bill, the following information is required to be posted  
46 in at least one conspicuous area of a tenant-occupied multiple  
47 dwelling and on the Internet website of any management company  
48 that manages a tenant-occupied multiple dwelling:

1       (1) emergency contact instructions, and the name, address, and  
2 telephone number of an individual representative of the record  
3 owner or managing agent who may be reached or contacted at any  
4 time in the event of an emergency affecting the premises or any unit  
5 of dwelling space; and

6       (2) instructions on how to access and use the comprehensive  
7 social services information toll-free telephone hotline, which  
8 provides information and referrals to health, human and social  
9 service organizations, including information concerning housing  
10 resources.

11       The bill also requires the social services hotline and the address  
12 of the Internet website of the applicable management company,  
13 which contains the required emergency contact information, be  
14 contained in every lease offered to a tenant in a multiple dwelling.

15       The bill also requires that the information provided be made  
16 available in English and Spanish.