

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 1925

STATE OF NEW JERSEY

DATED: JANUARY 14, 2021

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No. 1925.

This bill prohibits a landlord from charging credit check or criminal background check fees to applicants seeking to rent an affordable housing unit unless the unit is available within 30 days. If the unit does not become available 30 days after the fee is charged, the landlord has 10 days to refund the fee in full. If the landlord does not refund the fee in full within the 10-day period, a court would award the applicant treble damages plus reasonable attorney's fees. If the property owner offers a low income housing or moderate income housing unit for rent to an applicant, and the applicant declines to rent the property, the applicant shall not be entitled to a refund.