

ASSEMBLY COMMUNITY DEVELOPMENT AND AFFAIRS
COMMITTEE

STATEMENT TO
SENATE, No. 3584

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 16, 2021

The Assembly Community Development and Affairs Committee reports favorably and with committee amendments Senate Bill No. 3584.

As amended by the committee, this bill would provide immunity from civil liability to a planned real estate development for damages arising from a COVID-19 exposure or transmission on the premises of a planned real estate development, so long as the planned real estate development has prominently displayed a warning, described in the bill, at the entrance of any communal space

This immunity would not apply to acts or omissions constituting a crime, actual fraud, actual malice, gross negligence, recklessness, or willful misconduct. Nothing in the bill would be construed to limit or modify any claim for relief under the State's workers' compensation law. The bill would take effect immediately, and would expire on the first day of calendar year 2022.

As amended by the committee, this bill is identical to Assembly Bill No. 4979, as that bill was amended and reported by the committee on this date.

COMMITTEE AMENDMENTS

The committee amendments specify that a real estate development is immune from civil liability for exposure or transmission of COVID-19 on its premises, so long as there is a specific warning sign in communal spaces; clarify that the bill should not be construed to limit or modify any claim for relief under the State's workers' compensation law; and require that the provisions of the bill would expire on the first day of calendar year 2022.