

20:4-4.2 and 20:4-4.3

LEGISLATIVE HISTORY CHECKLIST

NJSA: 20:4-4.2 and 20:4-4.3

(Tenant relocation - costs, owner pay)

LAWS OF: 1984

CHAPTER: 30

Bill No: A1151

Sponsor(s): Zangari

Date Introduced: Zangari

Committee: Assembly: //////////////

Senate: //////////////

Amended during passage: No

Date of Passage: Assembly: February 23, 1984

Senate: March 1, 1984

Date of Approval: April 11, 1984

Following statements are attached if available:

Sponsor statement: Yes

Committee statement: Assembly No

Senate No

Fiscal Note: No

Veto Message: No

Message on Signing: ~~No~~ Yes

Following were printed:

Reports: No

Hearings: No

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ASSEMBLY, No. 1151

STATE OF NEW JERSEY

INTRODUCED JANUARY 30, 1984

By Assemblyman ZANGARI

AN ACT concerning tenant relocation costs, and supplementing
P. L. 1983, c. 536 (C. 20:4-4.1).

1 BE IT ENACTED *by the Senate and General Assembly of the State*
2 *of New Jersey:*

1 1. In the event that relocation costs to be paid to a public agency
2 pursuant to P. L. 1983, c. 536 (C. 20:4-4.1) shall not be paid as and
3 when due, the unpaid balance thereof and all interest accrued
4 thereon, together with attorneys' fees and costs, may be recovered
5 by the public agency in a civil action as a personal debt of the
6 owner of the real property. If the owner of the real property is a
7 corporation, the directors, officers, and each shareholder who con-
8 trols more than 5% of the total voting shares of the corporation,
9 shall be personally liable, jointly and severally, for the relocation
10 costs.

1 2. All rights and remedies granted by this act and by P. L. 1983,
2 c. 536 for the collection and enforcement of relocation costs shall
3 be cumulative and concurrent.

1 3. This act shall take effect immediately.

STATEMENT

This act makes the relocation costs which may be required to be repaid to a public agency a personal debt of the owner or the principals of a corporate owner. Without this provision, the right of the public agency to recover costs may be meaningless in those cases in which the realty is of very little value and the relocation expenses are substantial.

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SJR 31 SIGNED, ET AL.

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APRIL 11, 1984

The Governor also signed the following bills:

S-1325, sponsored by State Senator Carmen A. Orechio, D-Essex, which increases the membership of the New Jersey Statue of Liberty Commission from 21 to 24. The Commission would thus be made up of 12 members appointed by the Governor and six each appointed by the Senate President and the Speaker of the Assembly. The bill gives each of the appointing authorities one additional member.

S-1317, sponsored by State Senator William L. Gormley, R-Atlantic, which validates certain bond proceedings in the Galloway Township School District. The Board of Education had properly advertised its intention to extend referendum hours to 10:00 p.m., but was unaware that State statute calls for elections to end at 9:00 p.m.

S-551, sponsored by State Senator Wynona Lipman, D-Essex, which permits municipal or county governments to lease property to private individuals and nonprofit corporations or associations, including religious corporations, for the purposes of gardening and recreation. The bill grants an exemption from laws that require advertisement and public bidding for the leasing of public property.

A-1151, sponsored by Assemblyman James Zangari, D-Essex, which makes landlords, corporate officers and certain stockholders personally liable for expenses associated with the cost of relocating tenants who are forced to leave their apartments because of construction or housing code violations.

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