

2A:18-61.24

LEGISLATIVE HISTORY CHECKLIST  
Compiled by the NJ State Law Library

NJSA: 2A:18-61.24

(Senior Citizens &  
Disabled  
Protected  
Tenancy Act--  
expand)

LAWS OF: 1990

CHAPTER: 111

Bill No: A660

Sponsor(s): Mazur

Date Introduced: Pre-filed

Committee: Assembly: Veterans

Senate: Senior Citizens & Veteran Affairs

Amended during passage: No Assembly Committee Substitute

Date of Passage: Assembly: April 2, 1990

Senate: October 1, 1990

Date of Approval: November 16, 1990

Following statements are attached if available:

Sponsor statement: Yes

Committee Statement: Assembly: Yes

Senate: Yes

Fiscal Note: No

Veto Message: No

Message on signing: No

Following were printed:

Reports: No

Hearings: No

KBG/SLJ

DO NOT  
RECORD

ASSEMBLY COMMITTEE SUBSTITUTE FOR  
ASSEMBLY, Nos. 660 and 1020

STATE OF NEW JERSEY

LAW LIBRARY COPY  
DO NOT REMOVE

ADOPTED FEBRUARY 8, 1990

Sponsored by Assemblymen MAZUR and KRONICK

1 AN ACT concerning the inclusion of certain disabled veterans in  
2 the "Senior Citizens and Disabled Protected Tenancy Act" and  
3 amending P.L.1981, c.226.  
4

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

7 1. Section 3 of P.L.1981, c.226 (C.2A:18-61.24) is amended to  
8 read as follows:

9 3. As used in this amendatory and supplementary act:

10 a. "Senior citizen tenant" means a person who is at least 62  
11 years of age on the date of the conversion recording for the  
12 building or structure in which is located the dwelling unit of  
13 which he is a tenant, or the surviving spouse of such a person if  
14 the person should die after the owner files the conversion  
15 recording and the surviving spouse is at least 50 years of age at  
16 the time of the filing; provided that the building or structure has  
17 been the principal residence of the senior citizen tenant or the  
18 spouse for the two years immediately preceding the conversion  
19 recording or the death, as the case may be;

20 b. "Disabled tenant" means a person who is, on the date of the  
21 conversion recording for the building or structure in which is  
22 located the dwelling unit of which he is a tenant, totally and  
23 permanently unable to engage in any substantial gainful activity  
24 by reason of any medically determinable physical or mental  
25 impairment, including blindness, or a person who has been  
26 honorably discharged or released under honorable circumstances  
27 from active service in any branch of the United States Armed  
28 Forces and who is rated as having a 60% disability or higher as a  
29 result of that service pursuant to any federal law administered by  
30 the United States Veterans' Act; provided that the building or  
31 structure has been the principal residence of the disabled tenant  
32 for the two years immediately preceding the conversion  
33 recording. For the purposes of this subsection, "blindness" means  
34 central visual acuity of 20/200 or less in the better eye with the  
35 use of correcting lens. An eye which is accompanied by a  
36 limitation in the fields of vision such that the widest diameter of  
37 the visual field subtends an angle no greater than 20 degrees shall  
38 be considered as having a central visual acuity of 20/200 or less;

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.

1 c. "Tenant's annual household income" means the total  
2 income from all sources during the last full calendar year for all  
3 members of the household who reside in the dwelling unit at the  
4 time the tenant applies for protected tenant status, whether or  
5 not such income is subject to taxation by any taxing authority;

6 d. "Application for registration of conversion" means an  
7 application for registration filed with the Department of  
8 Community Affairs in accordance with "The Planned Real Estate  
9 Development Full Disclosure Act," P.L.1977 c.419 (C.45:22A-21  
10 et seq.);

11 e. "Registration of conversion" means an approval of an  
12 application for registration by the Department of Community  
13 Affairs in accordance with "The Planned Real Estate  
14 Development Full Disclosure Act," P.L.1977, c.419 (C.45:22A-21  
15 et seq.);

16 f. "Convert" means to convert one or more buildings or  
17 structures or a mobile home park containing in the aggregate not  
18 less than five dwelling units or mobile home sites or pads from  
19 residential rental use to condominium, cooperative, planned  
20 residential development or separable fee simple ownership of the  
21 dwelling units or of the mobile home sites or pads;

22 g. "Conversion recording" means the recording with the  
23 appropriate county officer of a master deed for condominium or a  
24 deed to a cooperative corporation for a cooperative or the first  
25 deed of sale to a purchaser of an individual unit for a planned  
26 residential development or separable fee simple ownership of the  
27 dwelling units;

28 h. "Protected tenancy period" means, except as otherwise  
29 provided in section 11 of this amendatory and supplementary act,  
30 the 40 years following the conversion recording for the building  
31 or structure in which is located the dwelling unit of the senior  
32 citizen tenant or disabled tenant.

33 (cf: P.L.1983, c.389, s.1)

34 2. This act shall take effect immediately.

35

36

37

#### VETERANS

38

39 Includes certain disabled veterans in the "Senior Citizens and  
40 Disabled Protected Tenancy Act."

ASSEMBLY, No. 660

STATE OF NEW JERSEY

Introduced Pending Technical Review by Legislative Counsel

PRE-FILED FOR INTRODUCTION IN THE 1990 SESSION

By Assemblyman MAZUR

1 AN ACT concerning the inclusion of certain disabled veterans in  
2 the "Senior Citizens and Disabled Protected Tenancy Act" and  
3 amending P.L.1981, c.226.

4

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

7 1. Section 3 of P.L.1981, c.226 (C.2A:18-61.24) is amended to  
8 read as follows:

9 3. As used in this amendatory and supplementary act:

10 a. "Senior citizen tenant" means a person who is at least 62  
11 years of age on the date of the conversion recording for the  
12 building or structure in which is located the dwelling unit of  
13 which he is a tenant, or the surviving spouse of such a person if  
14 the person should die after the owner files the conversion  
15 recording and the surviving spouse is at least 50 years of age at  
16 the time of the filing; provided that the building or structure has  
17 been the principal residence of the senior citizen tenant or the  
18 spouse for the two years immediately preceding the conversion  
19 recording or the death, as the case may be;

20 b. "Disabled tenant" means a person who is, on the date of  
21 the conversion recording for the building or structure in which is  
22 located the dwelling unit of which he is a tenant, totally and  
23 permanently unable to engage in any substantial gainful activity  
24 by reason of any medically determinable physical or mental  
25 impairment, including blindness, or a person who has been  
26 honorably discharged or released under honorable circumstances  
27 from active service in any branch of the United States Armed  
28 Forces and who is rated as having a 60% disability or higher as a  
29 result of that service pursuant to any federal law administered  
30 by the United States Veterans' Act; provided that the building  
31 or structure has been the principal residence of the disabled  
32 tenant for the two years immediately preceding the conversion  
33 recording. For the purposes of this subsection, "blindness"  
34 means central visual acuity of 20/200 or less in the better eye  
35 with the use of correcting lens. An eye which is accompanied by  
36 a limitation in the fields of vision such that the widest diameter  
37 of the visual field subtends an angle no greater than 20 degrees  
38 shall be considered as having a central visual acuity of 20/200 or  
39 less;

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.

1 c. "Tenant's annual household income" means the total  
2 income from all sources during the last full calendar year for all  
3 members of the household who reside in the dwelling unit at the  
4 time the tenant applies for protected tenant status, whether or  
5 not such income is subject to taxation by any taxing authority;

6 d. "Application for registration of conversion" means an  
7 application for registration filed with the Department of  
8 Community Affairs in accordance with "The Planned Real  
9 Estate Development Full Disclosure Act," P.L.1977 c.419  
10 (C.45:22A-21 et seq.);

11 e. "Registration of conversion" means an approval of an  
12 application for registration by the Department of Community  
13 Affairs in accordance with "The Planned Real Estate  
14 Development Full Disclosure Act," P.L.1977, c.419  
15 (C.45:22A-21 et seq.);

16 f. "Convert" means to convert one or more buildings or  
17 structures or a mobile home park containing in the aggregate  
18 not less than five dwelling units or mobile home sites or pads  
19 from residential rental use to condominium, cooperative,  
20 planned residential development or separable fee simple  
21 ownership of the dwelling units or of the mobile home sites or  
22 pads;

23 g. "Conversion recording" means the recording with the  
24 appropriate county officer of a master deed for condominium or  
25 a deed to a cooperative corporation for a cooperative or the  
26 first deed of sale to a purchaser of an individual unit for a  
27 planned residential development or separable fee simple  
28 ownership of the dwelling units;

29 h. "Protected tenancy period" means, except as otherwise  
30 provided in section 11 of this amendatory and supplementary  
31 act, the 40 years following the conversion recording for the  
32 building or structure in which is located the dwelling unit of the  
33 senior citizen tenant or disabled tenant.

34 2. This act shall take effect immediately.

35

36

37

#### STATEMENT

38

39 This bill amends the definition of disabled tenant in the  
40 "Senior Citizens and Disabled Protected Tenancy Act,"  
41 P.L.1981, c.226 (C.2A:18-61.22 et seq.) to include any honorably  
42 discharged veteran who has a service-connected disability.

43

44

45

#### VETERANS

46

47 Includes certain disabled veterans in the "Senior Citizens and  
48 Disabled Protected Tenancy Act."

ASSEMBLY, No. 1020  
STATE OF NEW JERSEY

LAW LIBRARY COPY  
DO NOT REMOVE

Introduced Pending Technical Review by Legislative Counsel

PRE-FILED FOR INTRODUCTION IN THE 1990 SESSION

By Assemblymen KRONICK and MAZUR

1 AN ACT concerning the inclusion of certain disabled veterans in  
2 the "Senior Citizens and Disabled Protected Tenancy Act" and  
3 amending P.L.1981, c.26.  
4

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

7 1. Section 3 of P.L.1981, c.226 (C.2A:18-61.24) is amended to  
8 read as follows:

9 3. As used in this amendatory and supplementary act:

10 a. "Senior citizen tenant" means a person who is at least 62  
11 years of age on the date of the conversion recording for the  
12 building or structure in which is located the dwelling unit of  
13 which he is a tenant, or the surviving spouse of such a person if  
14 the person should die after the owner files the conversion  
15 recording and the surviving spouse is at least 50 years of age at  
16 the time of the filing; provided that the building or structure has  
17 been the principal residence of the senior citizen tenant or the  
18 spouse for the two years immediately preceding the conversion  
19 recording or the death, as the case may be;

20 b. "Disabled tenant" means a person who is, on the date of the  
21 conversion recording for the building or structure in which is  
22 located the dwelling unit of which he is a tenant, totally and  
23 permanently unable to engage in any substantial gainful activity  
24 by reason of any medically determinable physical or mental  
25 impairment, including blindness, or a person who has been  
26 honorably discharged or released under honorable circumstances  
27 from active service in any branch of the United States Armed  
28 Forces and who is rated as having a 60% disability or higher as a  
29 result of that service pursuant to any federal law administered by  
30 the United States Veterans' Act; provided that the building or  
31 structure has been the principal residence of the disabled tenant  
32 for the two years immediately preceding the conversion  
33 recording. For the purposes of this subsection, "blindness" means  
34 central visual acuity of 20/200 or less in the better eye with the  
35 use of correcting lens. An eye which is accompanied by a  
36 limitation in the fields of vision such that the widest diameter of  
37 the visual field subtends an angle no greater than 20 degrees shall  
38 be considered as having a central visual acuity of 20/200 or less;

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.

1 c. "Tenant's annual household income" means the total income  
2 from all sources during the last full calendar year for all  
3 members of the household who reside in the dwelling unit at the  
4 time the tenant applies for protected tenant status, whether or  
5 not such income is subject to taxation by any taxing authority;

6 d. "Application for registration of conversion" means an  
7 application for registration filed with the Department of  
8 Community Affairs in accordance with "The Planned Real Estate  
9 Development Full Disclosure Act," P.L.1977, c.419 (C.45:22A-21  
10 et seq.);

11 e. "Registration of conversion" means an approval of an  
12 application for registration by the Department of Community  
13 Affairs in accordance with "The Planned Real Estate  
14 Development Full Disclosure Act," P.L.1977, c.419 (C.45:22A-1  
15 et seq.);

16 f. "Convert" means to convert one or more buildings or  
17 structures or a mobile home park containing in the aggregate not  
18 less than five dwelling units or mobile home sites or pads from  
19 residential rental use to condominium, cooperative, planned  
20 residential development or separable fee simple ownership of the  
21 dwelling units or of the mobile home sites or pads;

22 g. "Conversion recording" means the recording with the  
23 appropriate county officer of a master deed for condominium or a  
24 deed to a cooperative corporation for a cooperative or the first  
25 deed of sale to a purchaser of an individual unit for a planned  
26 residential development or separable fee simple ownership of the  
27 dwelling units;

28 h. "Protected tenancy period" means, except as otherwise  
29 provided in section 11 of this amendatory and supplementary act,  
30 the 40 years following the conversion recording for the building  
31 or structure in which is located the dwelling unit of the senior  
32 citizen tenant or disabled tenant.

33 (cf: P.L.1983, c.389, s.3)

34 2. This act shall take effect immediately.

35

36

37

#### STATEMENT

38

39 This bill amends the definition of disabled tenant in the "Senior  
40 Citizens and Disabled Protected Tenancy Act," P.L.1981, c.226  
41 (C.2A:18-61.22 et seq.) to include any honorably discharged  
42 veteran who has a service-connected disability.

43

44

45

#### VETERANS

46

47 Includes certain disabled veterans in the "Senior Citizens and  
48 Disabled Protected Tenancy Act."

ASSEMBLY VETERANS AND MILITARY AFFAIRS COMMITTEE

STATEMENT TO

ASSEMBLY COMMITTEE SUBSTITUTE FOR

**ASSEMBLY, Nos. 660 and 1020**

**STATE OF NEW JERSEY**

DATED: FEBRUARY 8, 1990

The Assembly Veterans and Military Affairs Committee reports favorably an Assembly Committee Substitute for Assembly Bill No. 660 and Assembly Bill No. 1020.

This committee substitute amends the "Senior Citizens and Disabled Protected Tenancy Act," P.L.1981, c.226 (C.2A:18-61.22 et seq), to broaden the definition of disabled tenant to include any veteran who has been honorably discharged or released under honorable circumstances from active service in the Armed Forces of the United States and who is rated as having a 60% disability or higher as a result of that service pursuant to any federal law administered by the United States Veterans' Act.

The "Senior Citizens and Disabled Protected Tenancy Act" grants certain rights and protections to senior citizens and disabled persons who rent apartments which are being converted into condominiums. Senior citizens and disabled tenants are eligible for these rights and protections if they meet certain income requirements and have lived in the apartment for at least two years.



SENATE SENIOR CITIZEN AND  
VETERAN AFFAIRS COMMITTEE

STATEMENT TO

ASSEMBLY COMMITTEE SUBSTITUTE FOR  
**ASSEMBLY, Nos. 660 and 1020**

**STATE OF NEW JERSEY**

DATED: APRIL 30, 1990

The Senate Senior Citizen and Veteran Affairs Committee favorably reports the Assembly Committee Substitute for Assembly Bill Nos. 660 and 1020.

This bill amends the "Senior Citizens and Disabled Protected Tenancy Act," P.L.1981, c.226 (C.2A:18-61.22 et seq.), to broaden the definition of disabled tenant to include any veteran who has been honorably discharged or released under honorable circumstances from active service in the Armed Forces of the United States and who is rated as having a 60% disability or higher as a result of that service pursuant to any federal law administered by the United States Veterans' Act.

The "Senior Citizens and Disabled Protected Tenancy Act" grants certain rights and protections to senior citizens and disabled persons who rent apartments which are being converted into condominiums. Senior citizens and disabled tenants are eligible for these rights and protections if they meet certain income requirements and have lived in the apartment for at least two years.

This bill is identical to Senate Bill No. 963 (Cowan) which was also reported favorably by the committee on this date.