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**ASSEMBLY, No. 2082**

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**STATE OF NEW JERSEY**  
**209th LEGISLATURE**

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INTRODUCED FEBRUARY 24, 2000

**Sponsored by:**

**Assemblyman FRANCIS J. BLEE**

**District 2 (Atlantic)**

**SYNOPSIS**

Permits municipal clerk to designate other municipal official to receive and index filings under landlord registration law.

**CURRENT VERSION OF TEXT**

As introduced.



A2082 BLEE

2

1 AN ACT concerning certain landlord registration filings and amending  
2 P.L.1974, c.50 and P.L.1981, c.442.

3

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

6

7 1. Section 2 of P.L.1974, c.50 (C.46:8-28) is amended to read as  
8 follows:

9 2. Every landlord shall, within 30 days following the effective date  
10 of this act, or at the time of the creation of the first tenancy in any  
11 newly constructed or reconstructed building, file with the clerk of the  
12 municipality, or with such other municipal official as is designated by  
13 the clerk, in which the residential property is situated in the case of a  
14 one-dwelling unit rental or a two-dwelling unit non-owner occupied  
15 premises, or with the Bureau of Housing Inspection in the Department  
16 of Community Affairs in the case of a multiple dwelling as defined in  
17 section 3 of the "Hotel and Multiple Dwelling Law" (C.55:13A-3), a  
18 certificate of registration on forms prescribed by the Commissioner of  
19 Community Affairs, which shall contain the following information:

20 a. The name and address of the record owner or owners of the  
21 premises and the record owner or owners of the rental business if not  
22 the same persons. In the case of a partnership the names of all general  
23 partners shall be provided;

24 b. If the record owner is a corporation, the name and address of  
25 the registered agent and corporate officers of said corporation;

26 c. If the address of any record owner is not located in the county  
27 in which the premises are located, the name and address of a person  
28 who resides in the county in which the premises are located and is  
29 authorized to accept notices from a tenant and to issue receipts  
30 therefor and to accept service of process on behalf of the record  
31 owner;

32 d. The name and address of the managing agent of the premises, if  
33 any;

34 e. The name and address, including the dwelling unit, apartment or  
35 room number of the superintendent, janitor, custodian or other  
36 individual employed by the record owner or managing agent to provide  
37 regular maintenance service, if any;

38 f. The name, address and telephone number of an individual  
39 representative of the record owner or managing agent who may be  
40 reached or contacted at any time in the event of an emergency  
41 affecting the premises or any unit of dwelling space therein, including  
42 such emergencies as the failure of any essential service or system, and  
43 who has the authority to make emergency decisions concerning the

**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 building and any repair thereto or expenditure in connection therewith;

2 g. The name and address of every holder of a recorded mortgage  
3 on the premises;

4 h. If fuel oil is used to heat the building and the landlord furnishes  
5 the heat in the building, the name and address of the fuel oil dealer  
6 servicing the building and the grade of fuel oil used.

7 (cf: P.L.1981, c.511, s.20)

8

9 2. Section 3 of P.L.1981, c.442 (C.46:8-28.1) is amended to read  
10 as follows:

11 3. In the case of a filing under section 2 of P.L.1974, c.50  
12 (C.46:8-28) with the municipal clerk, or with such other municipal  
13 official as is designated by the clerk, the clerk or designated official  
14 shall index and file the certificate and make it reasonably available for  
15 public inspection. In the case of a filing with the Bureau of Housing  
16 Inspection, the filing shall be accompanied by the filing fee required  
17 pursuant to section 12 of P.L.1967, c. 76 (C. 55:13A-12). The bureau  
18 shall review the certificate and, if it is found to be in conformity with  
19 this law and any regulations promulgated hereunder, validate the  
20 certificate and issue a validated copy to the landlord and a validated  
21 copy to the clerk of the municipality in which the building or project  
22 is located. The clerk shall index the validated certificates [and make  
23 them], or forward them to the designated official for indexing, and the  
24 certificates shall be made available as with the certificates required of  
25 one and two dwelling unit nonowner occupied premises.

26 (cf: P.L.1981, c.442, s.3)

27

28 3. Section 3 of P.L.1974, c.50 (C.46:8-29) is amended to read as  
29 follows:

30 3. Within 30 days following the effective date hereof, and at the  
31 time of the creation of a new tenancy, every landlord shall provide  
32 each occupant or tenant in his building or project a copy of the  
33 certificate of registration required by section 2 of this act (C.46:8-28).  
34 If an amended certificate is filed the landlord shall furnish each  
35 occupant or tenant with a copy of the amended certificate within 7  
36 days after the amended certificate is filed with the municipal clerk, or  
37 with such other municipal official as is designated by the clerk, in the  
38 case of a tenant occupied one family dwelling or a non-owner  
39 occupied two family dwelling and within 7 days of receipt of a  
40 validated certificate from the Bureau of Housing Inspection in the case  
41 of a building or project subject to the "Hotel and Multiple Dwelling  
42 Law" (P.L.1967, c.76; C.55:13A-1 et seq.).

43 (cf: P.L.1981, c.442, s.5)

44

45 4. This act shall take effect immediately.



ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

**ASSEMBLY, No. 2082**

**STATE OF NEW JERSEY**

DATED: MARCH 6, 2000

The Assembly Housing Committee reports favorably Assembly Bill No. 2082.

The purpose of this bill is to permit a municipal clerk to designate another municipal official to receive and index filings under the landlord registration law, P.L.1974, c.50 (C.46:8-27 et seq.). In some municipalities it may be more convenient and efficient for landlords to file in a different office, such as the office of the building inspector, when they have to comply with other municipal regulations and codes.

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

**ASSEMBLY, No. 2082**

**STATE OF NEW JERSEY**

DATED: JUNE 15, 2000

The Senate Community and Urban Affairs Committee reports favorably Assembly Bill No. 2082.

This bill would permit a municipal clerk to designate another municipal official to receive and index filings under the landlord registration law, P.L.1974, c.50 (C.46:8-27 et seq.).



P.L. 2001, CHAPTER 264, *approved December 11, 2001*  
Assembly, No. 2082

1 AN ACT concerning certain landlord registration filings and amending  
2 P.L.1974, c.50 and P.L.1981, c.442.

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5 of New Jersey:

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12 municipality, or with such other municipal official as is designated by  
13 the clerk, in which the residential property is situated in the case of a  
14 one-dwelling unit rental or a two-dwelling unit non-owner occupied  
15 premises, or with the Bureau of Housing Inspection in the Department  
16 of Community Affairs in the case of a multiple dwelling as defined in  
17 section 3 of the "Hotel and Multiple Dwelling Law" (C.55:13A-3), a  
18 certificate of registration on forms prescribed by the Commissioner of  
19 Community Affairs, which shall contain the following information:

20 a. The name and address of the record owner or owners of the  
21 premises and the record owner or owners of the rental business if not  
22 the same persons. In the case of a partnership the names of all general  
23 partners shall be provided;

24 b. If the record owner is a corporation, the name and address of  
25 the registered agent and corporate officers of said corporation;

26 c. If the address of any record owner is not located in the county  
27 in which the premises are located, the name and address of a person  
28 who resides in the county in which the premises are located and is  
29 authorized to accept notices from a tenant and to issue receipts  
30 therefor and to accept service of process on behalf of the record  
31 owner;

32 d. The name and address of the managing agent of the premises, if  
33 any;

34 e. The name and address, including the dwelling unit, apartment or  
35 room number of the superintendent, janitor, custodian or other  
36 individual employed by the record owner or managing agent to provide  
37 regular maintenance service, if any;

38 f. The name, address and telephone number of an individual  
39 representative of the record owner or managing agent who may be  
40 reached or contacted at any time in the event of an emergency  
41 affecting the premises or any unit of dwelling space therein, including

**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 such emergencies as the failure of any essential service or system, and  
2 who has the authority to make emergency decisions concerning the  
3 building and any repair thereto or expenditure in connection therewith;

4 g. The name and address of every holder of a recorded mortgage  
5 on the premises;

6 h. If fuel oil is used to heat the building and the landlord furnishes  
7 the heat in the building, the name and address of the fuel oil dealer  
8 servicing the building and the grade of fuel oil used.

9 (cf: P.L.1981, c.511, s.20)

10

11 2. Section 3 of P.L.1981, c.442 (C.46:8-28.1) is amended to read  
12 as follows:

13 3. In the case of a filing under section 2 of P.L.1974, c.50  
14 (C.46:8-28) with the municipal clerk, or with such other municipal  
15 official as is designated by the clerk, the clerk or designated official  
16 shall index and file the certificate and make it reasonably available for  
17 public inspection. In the case of a filing with the Bureau of Housing  
18 Inspection, the filing shall be accompanied by the filing fee required  
19 pursuant to section 12 of P.L.1967, c. 76 (C. 55:13A-12). The bureau  
20 shall review the certificate and, if it is found to be in conformity with  
21 this law and any regulations promulgated hereunder, validate the  
22 certificate and issue a validated copy to the landlord and a validated  
23 copy to the clerk of the municipality in which the building or project  
24 is located. The clerk shall index the validated certificates [and make  
25 them], or forward them to the designated official for indexing, and the  
26 certificates shall be made available as with the certificates required of  
27 one and two dwelling unit nonowner occupied premises.

28 (cf: P.L.1981, c.442, s.3)

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30 3. Section 3 of P.L.1974, c.50 (C.46:8-29) is amended to read as  
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33 time of the creation of a new tenancy, every landlord shall provide  
34 each occupant or tenant in his building or project a copy of the  
35 certificate of registration required by section 2 of this act (C.46:8-28).  
36 If an amended certificate is filed the landlord shall furnish each  
37 occupant or tenant with a copy of the amended certificate within 7  
38 days after the amended certificate is filed with the municipal clerk, or  
39 with such other municipal official as is designated by the clerk, in the  
40 case of a tenant occupied one family dwelling or a non-owner  
41 occupied two family dwelling and within 7 days of receipt of a  
42 validated certificate from the Bureau of Housing Inspection in the case  
43 of a building or project subject to the "Hotel and Multiple Dwelling  
44 Law" (P.L.1967, c.76; C.55:13A-1 et seq.).

45 (cf: P.L.1981, c.442, s.5)

1 4. This act shall take effect immediately.

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STATEMENT

5

6 The purpose of this bill is to permit a municipal clerk to designate  
7 another municipal official to receive and index filings under the  
8 landlord registration law, P.L.1974, c.50 (C.46:8-27 et seq.). In some  
9 municipalities it may be more convenient and efficient for landlords to  
10 file in a different office, such as the office of the building inspector,  
11 when they have to comply with other municipal regulations and codes.

12

13

14

15

16 \_\_\_\_\_  
17 Permits municipal clerk to designate other municipal official to receive  
and index filings under landlord registration law.

## CHAPTER 264

AN ACT concerning certain landlord registration filings and amending P.L.1974, c.50 and P.L.1981, c.442.

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

1. Section 2 of P.L.1974, c.50 (C.46:8-28) is amended to read as follows:

C.46:8-28 Certificate of registration; filing, contents.

2. Every landlord shall, within 30 days following the effective date of this act, or at the time of the creation of the first tenancy in any newly constructed or reconstructed building, file with the clerk of the municipality, or with such other municipal official as is designated by the clerk, in which the residential property is situated in the case of a one-dwelling unit rental or a two-dwelling unit non-owner occupied premises, or with the Bureau of Housing Inspection in the Department of Community Affairs in the case of a multiple dwelling as defined in section 3 of the "Hotel and Multiple Dwelling Law" (C.55:13A-3), a certificate of registration on forms prescribed by the Commissioner of Community Affairs, which shall contain the following information:

a. The name and address of the record owner or owners of the premises and the record owner or owners of the rental business if not the same persons. In the case of a partnership the names of all general partners shall be provided;

b. If the record owner is a corporation, the name and address of the registered agent and corporate officers of said corporation;

c. If the address of any record owner is not located in the county in which the premises are located, the name and address of a person who resides in the county in which the premises are located and is authorized to accept notices from a tenant and to issue receipts therefor and to accept service of process on behalf of the record owner;

d. The name and address of the managing agent of the premises, if any;

e. The name and address, including the dwelling unit, apartment or room number of the superintendent, janitor, custodian or other individual employed by the record owner or managing agent to provide regular maintenance service, if any;

f. The name, address and telephone number of an individual representative of the record owner or managing agent who may be reached or contacted at any time in the event of an emergency affecting the premises or any unit of dwelling space therein, including such emergencies as the failure of any essential service or system, and who has the authority to make emergency decisions concerning the building and any repair thereto or expenditure in connection therewith;

g. The name and address of every holder of a recorded mortgage on the premises;

h. If fuel oil is used to heat the building and the landlord furnishes the heat in the building, the name and address of the fuel oil dealer servicing the building and the grade of fuel oil used.

2. Section 3 of P.L.1981, c.442 (C.46:8-28.1) is amended to read as follows:

C.46:8-28.1 Certificate; indexing, filing; inspection; fee; validation.

3. In the case of a filing under section 2 of P.L.1974, c.50 (C.46:8-28) with the municipal clerk, or with such other municipal official as is designated by the clerk, the clerk or designated official shall index and file the certificate and make it reasonably available for public inspection. In the case of a filing with the Bureau of Housing Inspection, the filing shall be accompanied by the filing fee required pursuant to section 12 of P.L.1967, c. 76 (C. 55:13A-12). The bureau shall review the certificate and, if it is found to be in conformity with this law and any regulations promulgated hereunder, validate the certificate and issue a validated copy to the landlord and a validated copy to the clerk of the municipality in which the building or project is located. The clerk shall index the validated certificates, or forward them to the designated official for indexing, and the certificates shall be made available as with the certificates required of one and two dwelling unit nonowner occupied premises.

3. Section 3 of P.L.1974, c.50 (C.46:8-29) is amended to read as follows:

C.46:8-29 Provision of copy of certificate of registration to tenant.

3. Within 30 days following the effective date hereof, and at the time of the creation of a new tenancy, every landlord shall provide each occupant or tenant in his building or project a copy of the certificate of registration required by section 2 of this act (C.46:8-28). If an amended certificate is filed the landlord shall furnish each occupant or tenant with a copy of the amended certificate within seven days after the amended certificate is filed with the municipal clerk, or with such other municipal official as is designated by the clerk, in the case of a tenant occupied one family dwelling or a non-owner occupied two family dwelling and within seven days of receipt of a validated certificate from the Bureau of Housing Inspection in the case of a building or project subject to the "Hotel and Multiple Dwelling Law," P.L.1967, c.76 (C.55:13A-1 et seq.).

4. This act shall take effect immediately.

Approved December 11, 2001.