

2A:18-61.3a

LEGISLATIVE HISTORY CHECKLIST

NJSA: 2A:18-61.3a

(Mobile home parks-prohibit
eviction for posting a "for
sale" sign)

LAWS OF: 1983

CHAPTER: 432

Bill No: A1752

Sponsor(s): Riley and Marsella

Date Introduced: August 5, 1982

Committee: Assembly: Commerce and Industry

Senate: County and Municipal Government

Amended during passage: No

Date of Passage: Assembly: April 11, 1983

Senate: December 15, 1983

Date of Approval: January 5, 1984

Following statements are attached if available:

Sponsor statement: Yes (Below)

Committee statement: Assembly Yes

Senate No

Fiscal Note: No

Veto Message: No

Message on Signing: No

Following were printed:

Reports: No

Hearings: No

Sponsors' statement:

The purpose of this bill is to prevent a mobile home park owner or operator from discouraging the private sales of mobile homes within his park by evicting residents who display "for sale" signs in or on their mobile homes.

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ASSEMBLY, No. 1752

STATE OF NEW JERSEY

INTRODUCED AUGUST 5, 1982

By Assemblymen RILEY and MARSELLA

A SUPPLEMENT to "An act establishing grounds for evicting tenants and lessees of certain residential property, amending N. J. S. 2A:18-53 and repealing section 1 of P. L. 1973, c. 153 (C. 46:8C-1)," approved June 25, 1974 (P. L. 1974, c. 49).

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

1 1. No mobile home park owner or operator may evict a mobile
2 home resident for posting in or on his mobile home a "for sale"
3 sign or similar notice of the private sale of the mobile home. Nor
4 may a mobile home park owner or operator prohibit or unreasonably
5 restrict such posting by any means, including but not limited to,
6 rules and regulations of the mobile home park or written leases or
7 rental agreements between the park owner or operator and mobile
8 home residents.

1 2. This act shall take effect immediately.

STATEMENT

The purpose of this bill is to prevent a mobile home park owner or operator from discouraging the private sales of mobile homes within his park by evicting residents who display "for sales" signs in or on their mobile homes.

ASSEMBLY COMMERCE AND INDUSTRY COMMITTEE

STATEMENT TO

ASSEMBLY, No. 1752

STATE OF NEW JERSEY

DATED: MARCH 7, 1983

The Assembly Commerce and Industry Committee favorably reports this bill which would prohibit mobile home park owners or operators from evicting any mobile home resident for posting signs or otherwise advertising for the sale of the resident's mobile home.

This bill would also prohibit any rules or agreements that would prevent or unreasonably restrict such advertisement.

The provisions of N. J. S. A. 46:8C-3 presently prohibit any mobile home park from denying any resident the right to sell his home within the park or to require that the home be moved; the park owner may not collect any commissions on the sale of the mobile home unless he has acted as agent for the sale nor may he unreasonably withhold approval of the sale. This present law, in effect, eliminates the right of park owner to act as agent in all sales of mobile homes within his park, and permits mobile home owners to sell their mobile homes privately. This bill is intended to prevent park owners from subverting the freedom of sale provisions of N. J. S. A. 46:8C-3 by refusing permission to mobile home owners to place "For Sale" signs on the property upon which the mobile home is located.

BILLS SIGNED

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JANUARY 5, 1984

S-1911, sponsored by State Senator Carmen A. Orechio, D-Essex, which permits license plates on sanitation trucks to be displayed more than 48 inches above the ground.

S-1993, sponsored by State Senator Herman T. Costello, D-Burlington, which increases the Lottery Commission's authority to impose sanctions for violations by ticket sellers.

S-3039, sponsored by State Senator Edward T. O'Connor, which would permit the appointment of acting municipal court judges on an as-needed basis.

S-3574, sponsored by State Senator Gerald R. Stockman, D-Mercer, which eliminates the limit placed upon the Division of Youth and Family Services for providing emergency funds to families with children to prevent out-of-the-home placement of those children.

A-1752, sponsored by Assemblyman Dennis L. Riley, D-Camden, which prohibits mobile home park owners and operators from evicting residents for posting "for sale" signs on their mobile homes.

A-2006, sponsored by Assemblyman Vincent O. Pellecchia, D-Passaic, which restores to the Passaic County Prosecutor's Office county detective positions lost when the statute fixing the number of positions available was amended last year.

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