

2A:18-61.24

LEGISLATIVE HISTORY CHECKLIST

NJSA 2A:18-61.24 (Senior citizens and disabled Protected Tenancy Act--applies to conversion of mobile home parks)
LAWS 1981 CHAPTER 445
Bill No. A3499
Sponsor(s) Riley and Cardinale
Date Introduced June 11, 1981
Committee: Assembly -----
Senate County & Municipal Government

Amended during passage Yes ~~No~~ Amendments during passage denoted by asterisks

Date of Passage: Assembly June 15, 1981
Senate June 29, 1981

Date of approval Jan. 9, 1982

Following statements are attached if available:

Sponsor statement	Yes	No (Below)
Committee Statement: Assembly	Yes	No
Senate	Yes	No
Fiscal Note	Yes	No
Veto Message	Yes	No
Message on signing	Yes	No

Following were printed:

Reports	Yes	No
Hearings	Yes	No

Sponsors' statement:

This bill provides that the provisions of the "Senior Citizens and Disabled Protected Tenancy Act" now pending before the Legislature as an Assembly Committee Substitute for Senate Bill No. 3028 (OCR) would apply to the conversion of mobile home parks to condominiums or cooperatives.

6/22/81

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ASSEMBLY, No. 3499

STATE OF NEW JERSEY

INTRODUCED JUNE 11, 1981

By Assemblymen RILEY and CARDINALE

(Without Reference)

AN ACT to ***[supplement]*** *amend* the "Senior Citizens and Disabled Protected Tenancy Act" now pending before the Legislature as an Assembly Committee Substitute for Senate Bill No. 3028 (OCR) (P. L. 1981, c. ; C.).

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

1 ***[1.** All the provisions of the "Senior Citizens and Disabled
2 Protected Tenancy Act" now pending before the Legislature as
3 an Assembly Committee Substitute for Senate Bill No. 3028 (OCR)
4 (P. L. 1981, c. ; C.) shall be fully applicable to the
5 conversion of a mobile home park containing in the aggregate not
6 less than five mobile home sites or pads from rental use to condo-
7 minium, cooperative, planned residential development or separable
8 fee simple ownership of the mobile home sites or pads.]*

1 *1. Section 3 of P. L. 1981, c. (C.) (now pending
2 before the Legislature as an Assembly Committee Substitute for
3 Senate Bill No. 3028) is amended to read as follows:

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

5 a. "Senior citizen tenant" means a person who is at least 62 years
6 of age on the date of the conversion recording for the building or
7 structure in which is located the dwelling unit of which he is a
8 tenant, or the surviving spouse of such a person if the person
9 should die after the owner files the conversion recording; provided
10 that the building or structure has been the principal residence of
11 the senior citizen tenant or the spouse for the 2 years immediately
12 preceding the conversion recording or the death, as the case may be;

13 b. "Disabled tenant" means a person who is, on the date of the
14 conversion recording for the building or structure in which is
15 located the dwelling unit of which he is a tenant, totally and per-
16 manently unable to engage in any substantial gainful activity by

EXPLANATION—Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted in the law.

17 reason of any medically determinable physical or mental impair-
 18 ment, including blindness; provided that the building or structure
 19 has been the principal residence of the disabled tenant for the 2
 20 years immediately preceding the conversion recording. For the
 21 purposes of this subsection, "blindness" means central visual acuity
 22 of 20/200 or less in the better eye with the use of correcting lens.
 23 An eye which is accompanied by a limitation in the fields of vision
 24 such that the widest diameter of the visual field subtends an angle
 25 no greater than 20 degrees shall be considered as having a central
 26 visual acuity of 20/200 or less;

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

32 d. "Application for registration of conversion" means an applica-
 33 tion for registration filed with the Department of Community
 34 Affairs in accordance with "The Planned Real Estate Development
 35 Full Disclosure Act," P. L. 1977, c. 419 (C. 45:22A-21 et seq.);

36 e. "Registration of conversion" means an approval of an applica-
 37 tion for registration by the Department of Community Affairs
 38 in accordance with "The Planned Real Estate Development Full
 39 Disclosure Act," P. L. 1977, c. 419 (C. 45:22A-21 et seq.);

40 f. "Convert" means to convert one or more buildings or structures
 41 *or a mobile home park* containing in the aggregate not less than 5
 42 dwelling units *or mobile home sites or pads* from residential rental
 43 use to condominium, cooperative, planned residential development
 44 or separable fee simple ownership of the dwelling units *or of the*
 45 *mobile home sites or pads*;

46 g. "Conversion recording" means the recording with the appro-
 47 priate county officer of a master deed for condominium or a deed
 48 to a cooperative corporation for a cooperative or the first deed of
 49 sale to a purchaser of an individual unit for a planned residential
 50 development or separable fee simple ownership of the dwelling
 51 units;

52 h. "Protected tenancy period" means, except as otherwise pro-
 53 vided in section 11 of this amendatory and supplementary act, the
 54 40 years following the conversion recording for the building or
 55 structure in which is located the dwelling unit of the senior citizen
 56 tenant or disabled tenant.*

1 2. This act shall take effect immediately.

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SENATE COUNTY AND MUNICIPAL
GOVERNMENT COMMITTEE

STATEMENT TO
ASSEMBLY, No. 3499
with Senate committee amendments

STATE OF NEW JERSEY

DATED: JUNE 22, 1981

Assembly Bill No. 3499 provides that the provisions of the "Senior Citizens and Disabled Protected Tenancy Act" now pending before the Legislature as an Assembly Committee Substitute for Senate Bill No. 3028 (OCR) would apply to the conversion of mobile home parks to condominiums or cooperatives.

The Senate committee amendments more clearly integrates the provisions of the bill into the "Senior Citizens and Disabled Protected Tenancy Act." The amendments do not alter the intent or effect of the bill.

S-741, sponsored by Senator Joseph Hirkala (D-Passaic), increasing the benefits payable to paraplegic and hemiplegic veterans under the current law providing special pensions to disabled veterans, and extending those benefits to Vietnam-era paraplegic and hemiplegic veterans.

Under the bill, the benefits are raised from \$500.00 per year to \$750.00 per year. An estimated 20 to 30 Vietnam-era veterans are expected to become eligible for the program which already provides benefits to 340 disabled veterans. The act takes effect immediately.

A-57, sponsored by Assemblyman William Flynn (D-Middlesex), will enhance the voting security of school board elections by requiring voters to sign a "signature book", the procedure followed in regular elections. Currently, voters in school board elections sign "poll lists" which are not organized to permit cross-checking of voters' names.

A-3499, sponsored by Assemblyman Dennis L. Riley (D-Camden), extending the provisions of the "Senior Citizens and Disabled Persons Protected Tenancy Act of 1981" to qualified tenants of mobile home parks. The Tenancy Act gives qualified seniors and disabled tenants the right to remain in their dwellings for up to 40 years after conversion to a condominium or cooperative.

A-2343, sponsored by Assemblyman John Paul Doyle (D-Ocean), allowing counties and municipalities to transfer unneeded property to a sewerage authority or to an organization which educates, or provides treatment to, persons afflicted with developmental disabilities. These provisions are amendments to a current statute which permits unneeded public property to be used for worthy charitable purposes.

A-1213, sponsored by Assemblyman Christopher Jackman (D-Hudson), permitting local governments to continue premiums on benefits provided to survivors and dependents of retired employees. At present, dependents of retired employees enjoy benefits only as long as the retired employee is alive.

FROM THE OFFICE OF THE ^{-more-} GOVERNOR

1-11-82