

VETO MESSAGE: No

GOVERNOR'S PRESS RELEASE ON SIGNING: Yes

FOLLOWING WERE PRINTED:

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REPORTS: No

HEARINGS: No

NEWSPAPER ARTICLES: Yes

"New Jersey veterans will receive priority for housing," Courier-Post, August 1, 2016

"New Jersey veterans will get priority for affordable housing under bill signed by Christie," Associated Press, August 1, 2016

"New Jersey veterans will get priority for affordable housing," Associated Press State Wire: New Jersey, August 1, 2016

"Law boosts land-use planning around military bases," Burlington County Times, August 2, 2016

"Governor Chris Christie Takes Action on Pending Legislation," Targeted News Service, August 2, 2016

RWH/19

P.L.2016, CHAPTER 19, *approved August 1, 2016*
Senate, No. 855 (*First Reprint*)

1 AN ACT concerning affordable housing for veterans, amending
2 P.L.1983, c.530 and supplementing P.L.1992, c.79
3 (C.40A:12A-1 et seq.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
7

8 1. Section 8 of P.L.1983, c.530 (C.55:14K-8) is amended to
9 read as follows:

10 8. a. Admission to housing projects constructed, improved or
11 rehabilitated under this act shall be limited to families whose gross
12 aggregate family income at the time of admission does not exceed
13 six times the annual rental or carrying charges, including the value
14 or cost to them of heat, light, water, sewerage, parking facilities and
15 cooking fuel, of the dwellings that may be furnished to such
16 families, or seven times those charges if there are three or more
17 dependents. There may be included in the carrying charges to any
18 family for residence in any mutual housing project constructed,
19 improved or rehabilitated with a loan from the agency an amount
20 equal to 6% of the original cash investment of the family in the
21 mutual housing project and, to the extent authorized by the agency
22 where not included in the carrying charges, the value or cost of
23 repainting the apartment and replacing any fixtures or appliances.
24 Notwithstanding the provisions of this section, no family or
25 individual shall be eligible for admission to any housing project
26 constructed, improved or rehabilitated with a loan from the agency,
27 whose gross aggregate family income exceeds such amount as shall
28 be established from time to time by the agency, by rules or
29 regulations promulgated hereunder; except that with respect to any
30 project financed by an agency loan insured or guaranteed by the
31 United States of America or any agency or instrumentality thereof,
32 the agency may adopt the admission standards for such projects
33 then currently utilized or required by the guarantor or insurer.

34 The provisions of this subsection shall not apply to any housing
35 project that the agency determines is necessary to promote the long
36 term development and viability of a neighborhood and spur its
37 revitalization or is situated in a qualified municipality that is
38 constructed, improved or rehabilitated on or after the date upon
39 which the commissioner determines that the municipality fulfills the
40 definition of a qualified municipality pursuant to section 4 of
41 P.L.2002, c.43 (C.52:27BBB-4).

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.

Matter enclosed in superscript numerals has been adopted as follows:

¹Senate floor amendments adopted May 9, 2016.

1 b. The agency shall by rules and regulations provide for the
2 periodic examination of the income of any person or family residing
3 in any housing project constructed, improved or rehabilitated with a
4 loan from the agency. If the gross aggregate family income of a
5 family residing in a housing project increases and the ratio to the
6 current rental or carrying charges of the dwelling unit becomes
7 greater than the ratio prescribed for admission in subsection a. of
8 this section but is not more than 25% above the family income so
9 prescribed for admission to the project, the owner or managing
10 agent of the housing project shall permit the family to continue to
11 occupy the unit. The agency or (with the approval of the agency)
12 the housing sponsor of any housing project constructed, improved
13 or rehabilitated with a loan from the agency, may terminate the
14 tenancy or interest of any family residing in the housing project
15 whose gross aggregate family income exceeds by 25% or more the
16 amount prescribed herein and which continues to do so for a period
17 of six months or more; but no tenancy or interest of any such family
18 in any such housing project shall be terminated except upon
19 reasonable notice and opportunity to obtain suitable alternate
20 housing, in accordance with rules and regulations of the agency;
21 and any such family, with the approval of the agency, may be
22 permitted to continue to occupy the unit, subject to payment of a
23 rent or carrying charge surcharge to the housing sponsor in
24 accordance with a schedule of surcharges fixed by the agency. The
25 housing sponsor shall pay the surcharge to the municipality granting
26 tax exemption, but only up to an amount that together with
27 payments made to the municipality in lieu of taxes and for any land
28 taxes equals 25% of the total rents or carrying charges of the
29 housing project for the current and any prior years that the project
30 has been in operation.

31 The provisions of this subsection shall not apply to any housing
32 project situated in a qualified municipality that is constructed,
33 improved or rehabilitated on or after the date upon which the
34 commissioner determines that the municipality fulfills the definition
35 of a qualified municipality pursuant to section 4 of P.L.2002,
36 c.43 (C.52:27BBB-4).

37 c. For projects on which the agency has made a loan and
38 financed the loan with the proceeds of bonds issued prior to January
39 1, 1973, any remainder of the surcharge, or the total surcharge if tax
40 exemption has not been granted, shall be paid into the housing
41 finance fund securing the bonds issued to finance the project for the
42 use of the agency; for projects financed on or after January 1, 1973,
43 any remainder of the surcharge, or the total surcharge if tax
44 exemption has not been granted, shall be paid to the agency.

45 d. Any family residing in a mutual housing project required to
46 remove from the project because of excessive income as herein
47 provided shall be discharged from liability on any note, bond or
48 other evidence of indebtedness relating thereto and shall be
49 reimbursed, in accordance with the rules of the agency, for all sums

1 paid by the family to the housing sponsor on account of the
2 purchase of stock or debentures as a condition of occupancy or on
3 account of the acquisition of title for such purpose.

4 The provisions of this subsection shall not apply to any housing
5 project situated in a qualified municipality that is constructed,
6 improved or rehabilitated on or after the date upon which the
7 commissioner determines that the municipality fulfills the definition
8 of a qualified municipality pursuant to section 4 of P.L.2002,
9 c.43 (C.52:27BBB-4).

10 e. The agency shall establish admission rules and regulations
11 for any housing project financed in whole or in part by loans
12 authorized hereunder which shall provide priority categories for
13 persons displaced by urban renewal projects, highway programs or
14 other public works, persons living in substandard housing, persons
15 and families who, by reason of family income, family size or
16 disabilities, have special needs, elderly persons and families living
17 under conditions violative of minimum health and safety standards.

18 The provisions of this subsection shall not apply to any housing
19 project situated in a qualified municipality that is constructed,
20 improved or rehabilitated on or after the date upon which the
21 commissioner determines that the municipality fulfills the definition
22 of a qualified municipality pursuant to section 4 of P.L.2002,
23 c.43 (C.52:27BBB-4).

24 f. Notwithstanding the provisions of subsection e. of this
25 section, the Commissioner of ¹【the Department of】¹ Community
26 Affairs, in consultation with the ¹【Department】 Adjutant General¹
27 of Military and ¹【Veterans】 Veterans’¹ Affairs, shall promulgate
28 admission rules and regulations for any housing project, financed in
29 whole or in part by loans authorized hereunder, to provide a
30 housing preference for veterans ¹and surviving spouses¹ , as ¹those
31 terms are¹ defined under subsection (h) of section 1 of P.L.1963,
32 c.171 (C.54:4-8.10), who qualify for public housing assistance ¹,
33 and for the spouses of veterans who currently so qualify¹.
34 (cf: P.L.2008, c.127, s.19)

35
36 2. (New section) The Commissioner of ¹【the Department of】¹
37 Community Affairs, in consultation with the ¹【Department】
38 Adjutant General¹ of Military and ¹【Veterans】 Veterans’¹ Affairs,
39 shall promulgate admission rules and regulations for public housing
40 authorities and redevelopment agencies created pursuant to sections
41 17 and 21 of P.L.1992, c.79 (C.40A:12A-17 and C.40A:12A-21),
42 and the Department of Community Affairs, when acting as a public
43 housing authority, to provide a housing preference for veterans ¹and
44 surviving spouses¹ , as ¹those terms are¹ defined under subsection
45 (h) of section 1 of P.L.1963, c.171 (C.54:4-8.10), who qualify for
46 public housing assistance ¹, and for the spouses of veterans who
47 currently so qualify¹.

1 3. This act shall take effect immediately.

2

3

4

5

6 Requires Commissioner of DCA to promulgate rules and
7 regulations providing for veterans' affordable housing assistance
8 preference.

SENATE, No. 855

STATE OF NEW JERSEY 217th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2016 SESSION

Sponsored by:

Senator BRIAN P. STACK

District 33 (Hudson)

Co-Sponsored by:

Senator Greenstein

SYNOPSIS

Requires Commissioner of DCA to promulgate rules and regulations providing for veterans' affordable housing assistance preference.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



S855 STACK

2

1 AN ACT concerning affordable housing for veterans, amending
2 P.L.1983, c.530 and supplementing P.L.1992, c.79
3 (C.40A:12A-1 et seq.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
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8 1. Section 8 of P.L.1983, c.530 (C.55:14K-8) is amended to
9 read as follows:

10 8. a. Admission to housing projects constructed, improved or
11 rehabilitated under this act shall be limited to families whose gross
12 aggregate family income at the time of admission does not exceed
13 six times the annual rental or carrying charges, including the value
14 or cost to them of heat, light, water, sewerage, parking facilities and
15 cooking fuel, of the dwellings that may be furnished to such
16 families, or seven times those charges if there are three or more
17 dependents. There may be included in the carrying charges to any
18 family for residence in any mutual housing project constructed,
19 improved or rehabilitated with a loan from the agency an amount
20 equal to 6% of the original cash investment of the family in the
21 mutual housing project and, to the extent authorized by the agency
22 where not included in the carrying charges, the value or cost of
23 repainting the apartment and replacing any fixtures or appliances.
24 Notwithstanding the provisions of this section, no family or
25 individual shall be eligible for admission to any housing project
26 constructed, improved or rehabilitated with a loan from the agency,
27 whose gross aggregate family income exceeds such amount as shall
28 be established from time to time by the agency, by rules or
29 regulations promulgated hereunder; except that with respect to any
30 project financed by an agency loan insured or guaranteed by the
31 United States of America or any agency or instrumentality thereof,
32 the agency may adopt the admission standards for such projects
33 then currently utilized or required by the guarantor or insurer.

34 The provisions of this subsection shall not apply to any housing
35 project that the agency determines is necessary to promote the long
36 term development and viability of a neighborhood and spur its
37 revitalization or is situated in a qualified municipality that is
38 constructed, improved or rehabilitated on or after the date upon
39 which the commissioner determines that the municipality fulfills the
40 definition of a qualified municipality pursuant to section 4 of
41 P.L.2002, c.43 (C.52:27BBB-4).

42 b. The agency shall by rules and regulations provide for the
43 periodic examination of the income of any person or family residing
44 in any housing project constructed, improved or rehabilitated with a

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1 loan from the agency. If the gross aggregate family income of a
2 family residing in a housing project increases and the ratio to the
3 current rental or carrying charges of the dwelling unit becomes
4 greater than the ratio prescribed for admission in subsection a. of
5 this section but is not more than 25% above the family income so
6 prescribed for admission to the project, the owner or managing
7 agent of the housing project shall permit the family to continue to
8 occupy the unit. The agency or (with the approval of the agency)
9 the housing sponsor of any housing project constructed, improved
10 or rehabilitated with a loan from the agency, may terminate the
11 tenancy or interest of any family residing in the housing project
12 whose gross aggregate family income exceeds by 25% or more the
13 amount prescribed herein and which continues to do so for a period
14 of six months or more; but no tenancy or interest of any such family
15 in any such housing project shall be terminated except upon
16 reasonable notice and opportunity to obtain suitable alternate
17 housing, in accordance with rules and regulations of the agency;
18 and any such family, with the approval of the agency, may be
19 permitted to continue to occupy the unit, subject to payment of a
20 rent or carrying charge surcharge to the housing sponsor in
21 accordance with a schedule of surcharges fixed by the agency. The
22 housing sponsor shall pay the surcharge to the municipality granting
23 tax exemption, but only up to an amount that together with
24 payments made to the municipality in lieu of taxes and for any land
25 taxes equals 25% of the total rents or carrying charges of the
26 housing project for the current and any prior years that the project
27 has been in operation.

28 The provisions of this subsection shall not apply to any housing
29 project situated in a qualified municipality that is constructed,
30 improved or rehabilitated on or after the date upon which the
31 commissioner determines that the municipality fulfills the definition
32 of a qualified municipality pursuant to section 4 of P.L.2002, c.43
33 (C.52:27BBB-4).

34 c. For projects on which the agency has made a loan and
35 financed the loan with the proceeds of bonds issued prior to January
36 1, 1973, any remainder of the surcharge, or the total surcharge if tax
37 exemption has not been granted, shall be paid into the housing
38 finance fund securing the bonds issued to finance the project for the
39 use of the agency; for projects financed on or after January 1, 1973,
40 any remainder of the surcharge, or the total surcharge if tax
41 exemption has not been granted, shall be paid to the agency.

42 d. Any family residing in a mutual housing project required to
43 remove from the project because of excessive income as herein
44 provided shall be discharged from liability on any note, bond or
45 other evidence of indebtedness relating thereto and shall be
46 reimbursed, in accordance with the rules of the agency, for all sums
47 paid by the family to the housing sponsor on account of the

S855 STACK

1 purchase of stock or debentures as a condition of occupancy or on
2 account of the acquisition of title for such purpose.

3 The provisions of this subsection shall not apply to any housing
4 project situated in a qualified municipality that is constructed,
5 improved or rehabilitated on or after the date upon which the
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7 of a qualified municipality pursuant to section 4 of P.L.2002, c.43
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9 e. The agency shall establish admission rules and regulations
10 for any housing project financed in whole or in part by loans
11 authorized hereunder which shall provide priority categories for
12 persons displaced by urban renewal projects, highway programs or
13 other public works, persons living in substandard housing, persons
14 and families who, by reason of family income, family size or
15 disabilities, have special needs, elderly persons and families living
16 under conditions violative of minimum health and safety standards.

17 The provisions of this subsection shall not apply to any housing
18 project situated in a qualified municipality that is constructed,
19 improved or rehabilitated on or after the date upon which the
20 commissioner determines that the municipality fulfills the definition
21 of a qualified municipality pursuant to section 4 of P.L.2002, c.43
22 (C.52:27BBB-4).

23 f. Notwithstanding the provisions of subsection e. of this
24 section, the Commissioner of the Department of Community
25 Affairs, in consultation with the Department of Military and
26 Veterans Affairs, shall promulgate admission rules and regulations
27 for any housing project, financed in whole or in part by loans
28 authorized hereunder, to provide a housing preference for veterans,
29 as defined under subsection (h) of section 1 of P.L.1963, c.171
30 (C.54:4-8.10), who qualify for public housing assistance.
31 (cf: P.L.2008, c.127, s.19)

32
33 2. (New section) The Commissioner of the Department of
34 Community Affairs, in consultation with the Department of Military
35 and Veterans Affairs, shall promulgate admission rules and
36 regulations for public housing authorities and redevelopment
37 agencies created pursuant to sections 17 and 21 of P.L.1992, c.79
38 (C.40A:12A-17 and C.40A:12A-21), and the Department of
39 Community Affairs, when acting as a public housing authority, to
40 provide a housing preference for veterans, as defined under
41 subsection (h) of section 1 of P.L.1963, c.171 (C.54:4-8.10), who
42 qualify for public housing assistance.

43
44 3. This act shall take effect immediately.

STATEMENT

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This bill requires the Commissioner of the Department of Community Affairs, in consultation with the Department of Military and Veterans Affairs, to promulgate admission rules and regulations for housing projects financed by the New Jersey Housing and Mortgage Finance Agency, public housing authorities, redevelopment agencies, and the Department of Community Affairs, when acting as a public housing authority, to provide a housing preference for veterans who qualify for public housing assistance.

In honor of their service to our country, the intent of this bill is to ensure that military veterans are assured a priority status in admission to public housing projects.

ASSEMBLY MILITARY AND VETERANS' AFFAIRS
COMMITTEE

STATEMENT TO

[First Reprint]
SENATE, No. 855

STATE OF NEW JERSEY

DATED: JUNE 6, 2016

The Assembly Military and Veterans' Affairs Committee reports favorably Senate, No. 855 (1R).

This bill requires the Commissioner of Community Affairs, in consultation with the Adjutant General of Military and Veterans' Affairs, to promulgate admission rules and regulations for housing projects financed by the New Jersey Housing and Mortgage Finance Agency, public housing authorities, redevelopment agencies, and the Community Affairs, when acting as a public housing authority, to provide a housing preference for veterans and their surviving spouses who qualify for public housing assistance.

Senate Bill No. 855 (1R) is identical to Assembly Bill No. 2088 (1R).

SENATE MILITARY AND VETERANS' AFFAIRS
COMMITTEE

STATEMENT TO

SENATE, No. 855

STATE OF NEW JERSEY

DATED: MARCH 10, 2016

The Senate Military and Veterans' Affairs Committee reports favorably Senate Bill No. 855.

This bill requires the Commissioner of the Department of Community Affairs, in consultation with the Department of Military and Veterans' Affairs, to promulgate admission rules and regulations for housing projects financed by the New Jersey Housing and Mortgage Finance Agency, public housing authorities, redevelopment agencies, and the Department of Community Affairs, when acting as a public housing authority, to provide a housing preference for veterans who qualify for public housing assistance.

In honor of their service to our country, the intent of this bill is to ensure that military veterans are assured a priority status in admission to public housing projects.

This bill was prefiled for introduction in the 2016-2017 session pending technical review. As reported the bill includes the changes required by technical review, which has been performed.

STATEMENT TO

SENATE, No. 855

with Senate Floor Amendments
(Proposed by Senator STACK)

ADOPTED: MAY 9, 2016

These floor amendments would extend the affordable housing preferences provided to qualifying veterans under this bill to the spouses, surviving or otherwise, of those veterans.

ASSEMBLY, No. 2088

STATE OF NEW JERSEY 217th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2016 SESSION

Sponsored by:

Assemblyman RAJ MUKHERJI

District 33 (Hudson)

Assemblywoman CLEOPATRA G. TUCKER

District 28 (Essex)

Co-Sponsored by:

Assemblyman DeAngelo

SYNOPSIS

Requires Commissioner of DCA to promulgate rules and regulations providing for veterans' affordable housing assistance preference.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



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21 housing sponsor shall pay the surcharge to the municipality granting
22 tax exemption, but only up to an amount that together with
23 payments made to the municipality in lieu of taxes and for any land
24 taxes equals 25% of the total rents or carrying charges of the
25 housing project for the current and any prior years that the project
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39 any remainder of the surcharge, or the total surcharge if tax
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41 d. Any family residing in a mutual housing project required to
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46 paid by the family to the housing sponsor on account of the
47 purchase of stock or debentures as a condition of occupancy or on
48 account of the acquisition of title for such purpose.

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2 project situated in a qualified municipality that is constructed,
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12 and families who, by reason of family income, family size or
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16 project situated in a qualified municipality that is constructed,
17 improved or rehabilitated on or after the date upon which the
18 commissioner determines that the municipality fulfills the definition
19 of a qualified municipality pursuant to section 4 of P.L.2002, c.43
20 (C.52:27BBB-4).

21 f. Notwithstanding the provisions of subsection e. of this
22 section, the Commissioner of the Department of Community
23 Affairs, in consultation with the Department of Military and
24 Veterans Affairs, shall promulgate admission rules and regulations
25 for any housing project, financed in whole or in part by loans
26 authorized hereunder, to provide a housing preference for veterans,
27 as defined under subsection (h) of section 1 of P.L.1963, c.171
28 (C.54:4-8.10), who qualify for public housing assistance.
29 (cf: P.L.2008, c.127, s.19)
30

31 2. (New section) The Commissioner of the Department of
32 Community Affairs, in consultation with the Department of Military
33 and Veterans Affairs, shall promulgate admission rules and
34 regulations for public housing authorities and redevelopment
35 agencies created pursuant to sections 17 and 21 of P.L.1992, c.79
36 (C.40A:12A-17 and C.40A:12A-21), and the Department of
37 Community Affairs, when acting as a public housing authority, to
38 provide a housing preference for veterans, as defined under
39 subsection (h) of section 1 of P.L.1963, c.171 (C.54:4-8.10), who
40 qualify for public housing assistance.

41
42 3. This act shall take effect immediately.
43
44

45 STATEMENT
46

47 This bill requires the Commissioner of the Department of
48 Community Affairs, in consultation with the Department of Military

A2088 MUKHERJI, TUCKER

5

1 and Veterans Affairs, to promulgate admission rules and regulations
2 for housing projects financed by the New Jersey Housing and
3 Mortgage Finance Agency, public housing authorities, redevelopment
4 agencies, and the Department of Community Affairs, when acting as a
5 public housing authority, to provide a housing preference for veterans
6 who qualify for public housing assistance.

ASSEMBLY MILITARY AND VETERANS' AFFAIRS
COMMITTEE

STATEMENT TO
ASSEMBLY, No. 2088

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 6, 2016

The Assembly Military and Veterans' Affairs Committee reports favorably and with committee amendments Assembly, No. 2088.

This bill requires the Commissioner of the Department of Community Affairs, in consultation with the Department of Military and Veterans Affairs, to promulgate admission rules and regulations for housing projects financed by the New Jersey Housing and Mortgage Finance Agency, public housing authorities, redevelopment agencies, and the Department of Community Affairs, when acting as a public housing authority, to provide a housing preference for veterans who qualify for public housing assistance.

This bill was pre-filed for introduction in the 2016-2017 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.

COMMITTEE AMENDMENTS

The committee amended the bill to extend the affordable housing preferences provided to qualifying veterans under the bill to the surviving spouses of those veterans. The amendments would make the bill identical to Senate Bill No. 855 (1R) of 2016-2017.

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Governor Chris Christie Takes Action On Pending Legislation

Monday, August 1, 2016

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Trenton, NJ – Governor Chris Christie announced action that has been taken on the following legislation:

BILLS SIGNED:

S-557/A-1613 (O'Toole, Ruiz/Rumana, Lagana, Russo, Gibling, Danielsen, Mukherji, Sumter, McKnight) – "Madison Holleran Suicide Prevention Act"; requires institutions of higher education to have individuals who focus on reducing student suicides and attempted suicides available 24 hours a day

S-855/A-2088 (Stack, Beach/Mukherji, Tucker, Zwicker, Lampitt, McKnight, Downey) – Requires Commissioner of DCA to promulgate rules and regulations providing for veterans' affordable housing assistance preference

S-1164/A-1835 (Madden/Conaway, Pinkin, Mukherji, Vainieri Huttle) – Exempts intraoperative monitoring services rendered during certain neurosurgical, neurological, and neuro-radiological surgical procedures from physician self-referral restrictions

S-1992/A-2518 (Beach, Allen/DeAngelo, Tucker, Andrzejczak, Conaway, Land) – Facilitates coordination of land use planning between civilian and military interests to preserve viability of federal military installations within State

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