

46:8-38 ET SEQ.

LEGISLATIVE HISTORY CHECKLIST

NJSA 46:8-38 et seq.

Laws of 1974 Chapter 48

Bill No. A 1585

Sponsor(s) Baer & others

Date Introduced April 16

Committee: Assembly Commerce, Industry & Professions

Senate Labor, Industry & Professions

Amended during passage Yes No

Date of passage: Assembly May 6

Senate May 16

Date of approval June 25

Following statements are attached if available:

Sponsor statement Yes ~~No~~

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

Do Not Remove from Library
DEPOSITORY COPY

10/4/76

FEB 1977

LAL
2000 REMOVE

ASSEMBLY, No. 1585

STATE OF NEW JERSEY

INTRODUCED APRIL 16, 1974

By Assemblymen BAER, LEFANTE, WOODSON, HYNES, KEAN, MARTIN, HAMILTON, JACKMAN, OWENS, BROWN, GLADSTONE, HERMAN, CONTILLO, VISOTCKY, KOZLOSKI, Assemblywoman TOTARO, Assemblymen HOLLENBECK, RUANE, Assemblywoman CURRAN, Assemblymen RYS, SALKIND, BURSTEIN and Assemblywoman CORCE

Referred to Committee on Commerce, Industry and Professions

AN ACT concerning the protection of tenants.

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

1 1. The following terms whenever used or referred to in this act
2 shall have the following respective meanings for the purposes of
3 this act, except in those instances where the context clearly in-
4 dicates otherwise:

5 a. The term "unit of dwelling space" shall mean any room or
6 rooms, or suite or apartment thereof, whether furnished or un-
7 furnished, which is occupied, or intended, arranged or designed to
8 be occupied, for sleeping or dwelling purposes by one or more per-
9 sons, including but not limited to the owner thereof, or any of his
10 servants, agents or employees, and shall include all privileges,
11 services, furnishings, furniture, equipment, facilities and improve-
12 ments connected with the use or occupancy thereof.

13 b. The term "multiple dwelling" shall mean any building or
14 structure or group or complex of buildings or structures and any
15 land appurtenant thereto in which 10 or more units of dwelling space
16 are occupied or are intended to be occupied by 10 or more persons
17 who live independently of each other.

18 c. The term "owner" shall mean the person who owns, purports
19 to own or exercises control of any multiple dwelling.

1 2. Within 6 months of the effective date of this act, every owner
2 of a multiple dwelling shall make available to all his tenants in-
3 formation regarding crime insurance through the Federal Crime
4 Insurance Program of Title VI of the Housing and Urban Develop-

5 ment Act of 1970, 12 U. S. C. Sec. 1749 b b b et seq., and advise the
6 tenants where applications for such insurance may be obtained.
7 All tenants who assume occupancy more than 6 months after the
8 effective date of the act shall be provided with this information no
9 more than 30 days after they assume occupancy.

1 3. No owner of a multiple dwelling shall do or refuse to do any
2 act or permit any tenant to do any act which would prevent or make
3 any tenant ineligible for crime insurance through the Federal Crime
4 Insurance Program of Title VI of the Housing and Urban De-
5 velopment Act of 1970, 12 U. S. C. Sec. 1749 b b b et seq.

1 4. Any owner who fails to provide to any tenant the information
2 required under section 2 of this act or violates any other provision
3 of this act shall be liable to a penalty of not more than \$200.00 for
4 each offense, recoverable by the State in a civil action by a sum-
5 mary proceeding under the "Penalty Enforcement Law" (N. J. S.
6 2A:58-1 et seq.). The county district court of the county in which
7 the premises are located shall have jurisdiction to enforce said
8 penalty enforcement upon complaint of the Attorney General or
9 any other person.

1 5. If any section, subsection, paragraph, sentence or other part
2 of this act is adjudged unconstitutional or invalid, such judgment
3 shall not affect, impair or invalidate the remainder of this act, but
4 shall be confined in its effect to the section, subsection, paragraph,
5 sentence or other part of this act directly involved in the contro-
6 versy in which said judgment shall have been rendered.

1 6. This act shall take effect immediately.

STATEMENT

Statistics show that crime is quite prevalent in multiple dwellings where there are significant concentrations of people. Tenants in these buildings often do not have crime insurance to provide financial coverage when they are victimized by criminal incidents. The Federal Crime Insurance Program in Title VI of the Housing and Urban Development Act of 1970, 12 U. S. C. Sec. 1749 b b b et seq. is a program which offers crime insurance to multiple dwelling projects without imposing significant burdens on owners of such buildings. Many tenants are not aware that such insurance can be obtained. This act provides that owners of multiple dwellings must advise their tenants where applications for such insurance, or its equal, may be obtained and that such owners shall not do or refuse to do any act which would render the tenant ineligible for such crime insurance.

Get
File

FROM THE OFFICE OF THE GOVERNOR

JUNE 25, 1974

FOR FURTHER INFORMATION

FOR IMMEDIATE RELEASE

DICK CAMPBELL

Governor Brendan Byrne signed into law Tuesday four bills designed to afford tenants greater protection against abuses by landlords.

The bills, sponsored by Assemblyman Byron M. Baer, D-Bergen, are:

- A 1585, which requires landlords to make available to tenants information concerning the availability of federal crime insurance.
- A 1586, which prohibits evictions except for "good cause."
- A 1587, which requires landlords to make public the identity of the owner and an agent who may be reached at any time.
- A 940, which requires landlords to give notice of evictions.

The measures, which passed the Legislature unanimously, are the major elements in Byrne's proposed tenants' "Bill of Rights."

In signing the bills at a public ceremony, the Governor said the new laws are in keeping with a campaign commitment to propose significant tenant-landlord legislation.

"These bills will help protect the hundreds of thousands of renters in New Jersey against arbitrary and unreasonable actions by landlords," said Byrne.

"In the past, most of the rights granted to tenants had to be obtained by going to the courts," he said. "The legislative and executive branches have now seen fit to take similar action to protect the rights of tenants."

Among other things, the bills would:

- prohibit landlords from evicting tenants except for "good cause," such as nonpayment of rent, destruction of property due to negligence or disobeying valid rules and regulations.

- require landlords to give written notice to tenants of eviction proceedings.

- require landlords to advise tenants on the availability of federal crime insurance and the procedure for obtaining it.

Participating in the public ceremony were Mr. Baer and Sylvia Aranow, president of the New Jersey Tenants Organization.

###