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Rwh/cl

P.L. 2020, CHAPTER 37, *approved June 11, 2020*  
Assembly, No. 4131 (*First Reprint*)

1 AN ACT concerning hotel sanitization and supplementing  
2 N.J.S.A.55:13A-1 et seq.

3  
4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:

6  
7 1. As used in this act:

8 “Front desk” means the physical location in a hotel where a guest  
9 may check-into or reserve a room.

10 “Guest room” means a private room made available by a hotel  
11 for occupancy by a guest. A guest room may be comprised of  
12 several interconnected rooms, such as a bathroom, living room, or  
13 multiple bedrooms, in the case of a suite.

14 “Guest touch-point” means any surface in a public space in hotel  
15 that is regularly touched by a hotel or motel guest. A guest touch-  
16 point includes, but is not limited to, doorknobs, door handles,  
17 counters, desks, tables, chairs, sofas, and electronics.

18 “Occupied guest room” means that a guest is currently checked  
19 in to a guest room regardless of whether the guest is physically  
20 present in the room.

21 “Public space” means any space accessible to a guest within a  
22 hotel including, but are not limited to, the lobby, including a lobby  
23 bathroom, a dining area, a hallway, an elevator, and a bathroom. A  
24 public space does not include a guest room.

25

26 2. a. The Commissioner of Health shall issue protocols for the  
27 sanitization of each hotel in the State. These protocols shall include,  
28 but not be limited to, directives requiring <sup>1</sup>**【hotel staff】** hotels<sup>1</sup> to:

29 (1) maintain continuous 24 hour, seven day a week coverage of a  
30 front desk by at least one employee <sup>1</sup>**【per every 100 guest rooms】**<sup>1</sup>,  
31 and by at least one additional employee per every 200 guest rooms;

32 (2) train a front desk employee to respond to a guests’ inquiry  
33 related to health and safety, including but not limited to, the location of  
34 hospitals in the vicinity of the hotel, emergency telephone numbers,  
35 and options for seeking treatment or testing for virus diseases during a  
36 public health crisis;

**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:

<sup>1</sup>Assembly AAP committee amendments adopted May 11, 2020.

1 (3) ensure that every guest room is cleaned and sanitized and  
2 provided with an adequate supply of clean towels, sheets, and  
3 pillowcases prior to occupancy by a new guest;

4 (4) ensure that every occupied guest room is cleaned and sanitized  
5 every day, and that the room is provided with an adequate supply of  
6 clean towels, sheets, and pillowcases and that the towels, sheets, and  
7 pillowcases that are changed no less frequently than once every day;

8 (5) ensure that all public spaces are cleaned and sanitized at least  
9 once every day, and that all guest touch-points are cleaned and  
10 sanitized regularly throughout each day;

11 (6) provide their employees with anti-microbial cleaning products  
12 certified by the United States Environmental Protection Agency that  
13 are approved for use against the coronavirus disease 2019 (COVID-  
14 19), other coronaviruses, influenza viruses, or other viral diseases.  
15 These products shall be used when cleaning and sanitizing each  
16 guest room, guest touch-point, and public space; and

17 (7) train its employees on the proper use of anti-microbial  
18 cleaning products and on proper cleaning protocols that maximize  
19 the sanitary condition of each guest room, guest touch-point, and  
20 public space.

21 b. The Bureau of Housing Inspection in the Department of  
22 Community Affairs shall distribute the guidelines developed by the  
23 Department of Health pursuant to subsection a. of this section, and  
24 shall inspect each hotel in the State for the purpose of determining  
25 the extent to which each hotel complies with the provisions of this  
26 act and the regulations promulgated hereunder.

27  
28 <sup>1</sup>~~2.~~ 3.<sup>1</sup> The Commissioner of Health, in consultation with the  
29 Department of Community Affairs, pursuant to the "Administrative  
30 Procedures Act," P.L.1968, c.410 (C.52:14B-1 et seq.) shall adopt  
31 rules and regulations necessary to effectuate the purposes of this act.

32  
33 <sup>1</sup>~~3.~~ 4.<sup>1</sup> This act shall take effect <sup>1</sup>~~on the first day of the third~~  
34 ~~month next~~ 14 days<sup>1</sup> following enactment, except that the  
35 commissioner may take any anticipatory administrative action in  
36 advance as shall be necessary for the implementation of this act.

37

38

39

40

41 \_\_\_\_\_  
42 Requires DOH to establish sanitization guidelines for hotels  
operating in State.

# ASSEMBLY, No. 4131

## STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED MAY 7, 2020

**Sponsored by:**

**Assemblyman ROBERT J. KARABINCHAK**

**District 18 (Middlesex)**

**Assemblywoman ANGELA V. MCKNIGHT**

**District 31 (Hudson)**

**Assemblywoman VALERIE VAINIERI HUTTLE**

**District 37 (Bergen)**

**Co-Sponsored by:**

**Assemblywomen Jimenez and Tucker**

**SYNOPSIS**

Requires DOH to establish sanitization guidelines for hotels operating in State.

**CURRENT VERSION OF TEXT**

As introduced.



**(Sponsorship Updated As Of: 5/11/2020)**

A4131 KARABINCHAK, MCKNIGHT

2

1 AN ACT concerning hotel sanitization and supplementing  
2 N.J.S.A.55:13A-1 et seq.

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12 several interconnected rooms, such as a bathroom, living room, or  
13 multiple bedrooms, in the case of a suite.

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15 that is regularly touched by a hotel or motel guest. A guest touch-  
16 point includes, but is not limited to, doorknobs, door handles,  
17 counters, desks, tables, chairs, sofas, and electronics.

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19 in to a guest room regardless of whether the guest is physically  
20 present in the room.

21 “Public space” means any space accessible to a guest within a  
22 hotel including, but are not limited to, the lobby, including a lobby  
23 bathroom, a dining area, a hallway, an elevator, and a bathroom. A  
24 public space does not include a guest room.

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26 2. a. The Commissioner of Health shall issue protocols for the  
27 sanitization of each hotel in the State. These protocols shall  
28 include, but not be limited to, directives requiring hotel staff to:

29 (1) maintain continuous 24 hour, seven day a week coverage of a  
30 front desk by at least one employee per every 100 guest rooms, and  
31 by at least one additional employee per every 200 guest rooms;

32 (2) train a front desk employee to respond to a guests’ inquiry  
33 related to health and safety, including but not limited to, the  
34 location of hospitals in the vicinity of the hotel, emergency  
35 telephone numbers, and options for seeking treatment or testing for  
36 virus diseases during a public health crisis;

37 (3) ensure that every guest room is cleaned and sanitized and  
38 provided with an adequate supply of clean towels, sheets, and  
39 pillowcases prior to occupancy by a new guest;

40 (4) ensure that every occupied guest room is cleaned and  
41 sanitized every day, and that the room is provided with an adequate  
42 supply of clean towels, sheets, and pillowcases and that the towels,  
43 sheets, and pillowcases that are changed no less frequently than  
44 once every day;

45 (5) ensure that all public spaces are cleaned and sanitized at least  
46 once every day, and that all guest touch-points are cleaned and  
47 sanitized regularly throughout each day;

1 (6) provide their employees with anti-microbial cleaning  
2 products certified by the United States Environmental Protection  
3 Agency that are approved for use against the coronavirus disease  
4 2019 (COVID-19), other coronaviruses, influenza viruses, or other  
5 viral diseases. These products shall be used when cleaning and  
6 sanitizing each guest room, guest touch-point, and public space; and  
7 (7) train its employees on the proper use of anti-microbial  
8 cleaning products and on proper cleaning protocols that maximize  
9 the sanitary condition of each guest room, guest touch-point, and  
10 public space.

11 b. The Bureau of Housing Inspection in the Department of  
12 Community Affairs shall distribute the guidelines developed by the  
13 Department of Health pursuant to subsection a. of this section, and  
14 shall inspect each hotel in the State for the purpose of determining  
15 the extent to which each hotel complies with the provisions of this  
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18 2. The Commissioner of Health, in consultation with the  
19 Department of Community Affairs, pursuant to the "Administrative  
20 Procedures Act," P.L.1968, c.410 (C.52:14B-1 et seq.) shall adopt  
21 rules and regulations necessary to effectuate the purposes of this  
22 act.

23  
24 3. This act shall take effect on the first day of the third month  
25 next following enactment, except that the commissioner may take  
26 any anticipatory administrative action in advance as shall be  
27 necessary for the implementation of this act.

28  
29  
30 STATEMENT

31  
32 This bill requires the Commissioner of Health to issue protocols  
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34 As defined in the bill: "front desk" means the physical location  
35 in a hotel where a guest may check-into or reserve a room; "guest  
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38 interconnected rooms, such as a bathroom, living room, or multiple  
39 bedrooms, in the case of a suite; "guest touch-point" means any  
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41 or motel guest, including, but is not limited to, doorknobs, door  
42 handles, counters, desks, tables, chairs, sofas, and electronics;  
43 "occupied guest room" means that a guest is currently checked in to  
44 a guest room regardless of whether the guest is physically present in  
45 the room; and "public space" means any space, excluding a guest  
46 room, accessible to a guest within a hotel including, but are not  
47 limited to, the lobby, including a lobby bathroom, a dining area, a  
48 hallway, an elevator, and a bathroom.

1 Specifically, the protocols would include, but not be limited to,  
2 directives requiring hotel staff to: maintain continuous 24 hour,  
3 seven day a week coverage of a front desk by at least one employee  
4 per every 100 guest rooms, and by at least one additional employee  
5 per every 200 guest rooms; train a front desk employee to respond  
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8 emergency telephone numbers, and options for seeking treatment or  
9 testing for virus diseases during a public health crisis; ensure that  
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16 frequently than once every day; ensure that all public spaces are  
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18 touch-points are cleaned and sanitized regularly throughout each  
19 day; provide their employees with anti-microbial cleaning products  
20 certified by the United States Environmental Protection Agency that  
21 are approved for use against COVID-19, other coronaviruses,  
22 influenza viruses, or other viral diseases and will be used when  
23 cleaning and sanitizing each guest room, guest touch-point, and  
24 public space; and train its employees on the proper use of anti-  
25 microbial cleaning products and on proper cleaning protocols that  
26 maximize the sanitary condition of each guest room, guest touch-  
27 point, and public space.

28 The Bureau of Housing Inspection in the Department of  
29 Community Affairs would distribute the guidelines developed by  
30 the Department of Health and inspect each hotel in the State for the  
31 purpose of determining the extent to which each hotel complies  
32 with the provisions of bill.



# ASSEMBLY APPROPRIATIONS COMMITTEE

## STATEMENT TO

### **ASSEMBLY, No. 4131**

with committee amendments

# **STATE OF NEW JERSEY**

DATED: MAY 9, 2020

The Assembly Appropriations Committee reports favorably and with committee amendments Assembly Bill No.4131.

As amended by the committee, this bill requires the Commissioner of Health to issue protocols for the sanitization of each hotel in the State.

As defined in the bill: “front desk” means the physical location in a hotel where a guest may check-into or reserve a room; “guest room” means a private room made available by a hotel for occupancy by a guest, including those comprised of several interconnected rooms, such as a bathroom, living room, or multiple bedrooms, in the case of a suite; “guest touch-point” means any surface in a public space in hotel that is regularly touched by a hotel or motel guest, including, but is not limited to, doorknobs, door handles, counters, desks, tables, chairs, sofas, and electronics; “occupied guest room” means that a guest is currently checked in to a guest room regardless of whether the guest is physically present in the room; and “public space” means any space, excluding a guest room, accessible to a guest within a hotel including, but are not limited to, the lobby, including a lobby bathroom, a dining area, a hallway, an elevator, and a bathroom.

Specifically, the protocols would include, but not be limited to, directives requiring hotels to: maintain continuous 24 hour, seven day a week coverage of a front desk by at least one employee, and by at least one additional employee per every 200 guest rooms; train a front desk employee to respond to a guests’ inquiry related to health and safety, including but not limited to, the location of hospitals in the vicinity of the hotel, emergency telephone numbers, and options for seeking treatment or testing for virus diseases during a public health crisis; ensure that every guest virus diseases during a public health crisis; ensure that every guest room is cleaned and sanitized and provided with an adequate supply of clean towels, sheets, and pillowcases prior to occupancy by a new guest; ensure that every occupied guest room is cleaned and sanitized every day, and that the room is provided with an adequate supply of clean towels, sheets, and pillowcases and that the towels, sheets, and pillowcases that are changed no less frequently than once every day; ensure that all public spaces are cleaned and sanitized at least once every day,

and that all guest touch-points are cleaned and sanitized regularly throughout each day; provide their employees with anti-microbial cleaning products certified by the United States Environmental Protection Agency that are approved for use against COVID-19, other coronaviruses, influenza viruses, or other viral diseases and will be used when cleaning and sanitizing each guest room, guest touch-point, and public space; and train its employees on the proper use of anti-microbial cleaning products and on proper cleaning protocols that maximize the sanitary condition of each guest room, guest touch-point, and public space.

The Bureau of Housing Inspection in the Department of Community Affairs would distribute the guidelines developed by the Department of Health and inspect each hotel in the State for the purpose of determining the extent to which each hotel complies with the provisions of bill.

#### COMMITTEE AMENDMENTS

The committee amended the bill:

to clarify that hotels, instead of hotel staff, would be required to maintain certain staffing levels and provide for sanitization procedures for guest rooms, guest touch-points, and public spaces;

to clarify that hotels must maintain continuous 24 hour, seven day a week coverage of a front desk by at least one front desk employee, and at least one additional employees per every 200 guest rooms; and

to change the effective date of the bill to 14 days following enactment.

#### FISCAL IMPACT:

The Office of Legislative Services (OLS) estimates that the Department of Health (DOH) may incur indeterminate one-time costs to issue protocols for the sanitation of hotels, as directed under the bill. However, such tasks are within the purview of the department's work and it is likely that existing staff can be utilized to fulfill these provisions of the bill, thereby minimizing or eliminating any costs.

The OLS also concludes that the Bureau of Housing Inspection in the Department of Community Affairs may incur indeterminate annual expenses to inspect each hotel in the State for compliance with the newly established DOH protocols, to the extent that such protocols expand upon the existing responsibilities of the Bureau. The OLS, however, cannot predict the final scope of the DOH protocols and the frequency with which the Bureau will be required to inspect for those protocols and, therefore, the cost of the bill to the Bureau.

# LEGISLATIVE FISCAL ESTIMATE

[First Reprint]

## ASSEMBLY, No. 4131

### STATE OF NEW JERSEY 219th LEGISLATURE

DATED: MAY 21, 2020

#### SUMMARY

- Synopsis:** Requires DOH to establish sanitization guidelines for hotels operating in State.
- Type of Impact:** Potential annual increases in State expenditures.
- Agencies Affected:** Department of Health, Department of Community Affairs.

#### Office of Legislative Services Estimate

<b>Fiscal Impact</b>	<b><u>Annual</u></b>
<b>Potential State Cost Increase</b>	Indeterminate

- The Office of Legislative Services (OLS) estimates that the Department of Health (DOH) may incur indeterminate one-time cost increases to issue protocols for the sanitization of hotels, as directed under the bill. However, such tasks are currently within the purview of the department's responsibility and it is likely that existing staff can be utilized to fulfill these provisions of the bill, thereby minimizing or eliminating any costs to the DOH.
- The OLS also concludes that the Bureau of Housing Inspection in the Department of Community Affairs (DCA) may incur indeterminate annual expenses to inspect each hotel in the State for compliance with the newly established DOH protocols, to the extent that such protocols expand upon the existing responsibilities of the Bureau. The OLS, however, cannot predict the final scope of the DOH protocols and the frequency with which the Bureau will be required to inspect for those protocols and, therefore, the cost of the bill.

#### BILL DESCRIPTION

This bill requires the Commissioner of Health to issue protocols for the sanitization of each hotel in the State. Specifically, the protocols would include, but not be limited to, directives requiring hotels to: maintain continuous 24 hour, seven day a week coverage of a front desk; train a front desk employee to respond to guest inquiries related to health and safety; ensure that every

guest room is cleaned and sanitized and provided with an adequate supply of linens prior to occupancy by a new guest; ensure that every occupied guest room is cleaned and sanitized every day, and that the room is provided with an adequate supply of linens that are changed no less frequently than once every day; ensure that all public spaces are cleaned and sanitized at least once every day, and that all guest touch-points are cleaned and sanitized regularly throughout each day; provide their employees with anti-microbial cleaning products certified by the United States Environmental Protection Agency for use against coronaviruses and other viruses to be used when cleaning and sanitizing the hotel; and train its employees on the proper use of anti-microbial cleaning products and on proper cleaning protocols that maximize the sanitary condition of the hotel.

The Bureau of Housing Inspection would distribute the guidelines developed by the DOH and inspect each hotel in the State for the purpose of determining the extent to which each hotel complies with the provisions of bill.

## **FISCAL ANALYSIS**

### ***EXECUTIVE BRANCH***

None received.

### ***OFFICE OF LEGISLATIVE SERVICES***

The OLS estimates that the DOH may incur indeterminate one-time costs to issue protocols for the sanitization of hotels, as directed under the bill. However, such tasks are currently within the purview of the department's responsibility and it is likely that existing staff can be utilized to fulfill these provisions of the bill, thereby minimizing or eliminating any costs.

The OLS also concludes that the Bureau of Housing Inspection in the DCA may incur indeterminate annual expenses to inspect each hotel in the State for compliance with the newly established DOH protocols, to the extent that such protocols expand upon the existing responsibilities of the Bureau. The Bureau of Housing Inspection currently administers the Hotel and Multiple Dwelling Law, under which the Bureau is responsible for ensuring that hotels operating within the State are properly maintained and do not pose a threat to the health, safety and welfare of their residents or the community. To achieve these objectives, the Bureau conducts a five-year cyclical inspection of hotel properties which includes, among other things, cleaning and janitorial services. For reference, the Department of Labor and Workforce Development indicated that there were over 1,300 establishments categorized as accommodations in the State in 2018.

If may be possible for existing Bureau staff to inspect for the protocols established under the bill within the bureau's current inspection schedule, thereby limiting the cost of the bill. However, the OLS cannot predict the final scope of the DOH protocols and the frequency with which the Bureau will be required to inspect for those protocols and, therefore, the annual cost of the bill to the Bureau. It is likely than any cost will be due to an increase to the Bureau's current workforce.

*Section:* Human Services

*Analyst:* Sarah Schmidt  
Senior Research Analyst

*Approved:* Frank W. Haines III  
Legislative Budget and Finance Officer

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

**SENATE, No. 2479**

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**STATE OF NEW JERSEY**  
**219th LEGISLATURE**

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INTRODUCED MAY 11, 2020

**Sponsored by:**

**Senator STEPHEN M. SWEENEY**

**District 3 (Cumberland, Gloucester and Salem)**

**SYNOPSIS**

Requires DOH to establish sanitization guidelines for hotels operating in State.

**CURRENT VERSION OF TEXT**

As introduced.



1 AN ACT concerning hotel sanitization and supplementing  
2 N.J.S.A.55:13A-1 et seq.

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43 pillowcases that are changed no less frequently than once every day;

44 (5) ensure that all public spaces are cleaned and sanitized at least  
45 once every day, and that all guest touch-points are cleaned and  
46 sanitized regularly throughout each day;

47 (6) provide their employees with anti-microbial cleaning products  
48 certified by the United States Environmental Protection Agency that

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15 3. The Commissioner of Health, in consultation with the  
16 Department of Community Affairs, pursuant to the "Administrative  
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18 rules and regulations necessary to effectuate the purposes of this act.

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20 4. This act shall take effect on the first day of the third month  
21 next following enactment, except that the commissioner may take  
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23 necessary for the implementation of this act.

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26 STATEMENT

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**S2479 SWEENEY**

4

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16 COVID-19, other coronaviruses, influenza viruses, or other viral  
17 diseases and will be used when cleaning and sanitizing each guest  
18 room, guest touch-point, and public space; and train its employees on  
19 the proper use of anti-microbial cleaning products and on proper  
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22 The Bureau of Housing Inspection in the Department of  
23 Community Affairs would distribute the guidelines developed by the  
24 Department of Health and inspect each hotel in the State for the  
25 purpose of determining the extent to which each hotel complies with  
26 the provisions of bill.

# SENATE LABOR COMMITTEE

## STATEMENT TO

### **SENATE, No. 2479**

with committee amendments

# **STATE OF NEW JERSEY**

DATED: MAY 12, 2020

The Senate Labor Committee reports favorably and with committee amendments Senate Bill No. 2479.

As amended by the committee, this bill requires the Commissioner of Health to issue protocols for the sanitization of each hotel in the State.

Specifically, the protocols would include, but not be limited to, directives requiring hotels to: maintain continuous 24 hour, seven day a week coverage of a front desk by at least one employee, and by at least one additional employee per every 200 guest rooms; train a front desk employee to respond to a guests' inquiry related to health and safety, including but not limited to, the location of hospitals in the vicinity of the hotel, emergency telephone numbers, and options for seeking treatment or testing for virus diseases during a public health crisis; ensure that every guest virus diseases during a public health crisis; ensure that every guest room is cleaned and sanitized and provided with an adequate supply of clean towels, sheets, and pillowcases prior to occupancy by a new guest; ensure that every occupied guest room is cleaned and sanitized every day, and that the room is provided with an adequate supply of clean towels, sheets, and pillowcases and that the towels, sheets, and pillowcases that are changed no less frequently than once every day; ensure that all public spaces are cleaned and sanitized at least once every day, and that all guest touch-points are cleaned and sanitized regularly throughout each day; provide their employees with anti-microbial cleaning products certified by the United States Environmental Protection Agency that are approved for use against COVID-19, other coronaviruses, influenza viruses, or other viral diseases and will be used when cleaning and sanitizing each guest room, guest touch-point, and public space; and train its employees on the proper use of anti-microbial cleaning products and on proper cleaning protocols that maximize the sanitary condition of each guest room, guest touch-point, and public space.

The Bureau of Housing Inspection in the Department of Community Affairs would distribute the guidelines developed by the Department of Health and inspect each hotel in the State for the

purpose of determining the extent to which each hotel complies with the provisions of bill.

As defined in the bill: “front desk” means the physical location in a hotel where a guest may check-into or reserve a room; “guest room” means a private room made available by a hotel for occupancy by a guest, including those comprised of several interconnected rooms, such as a bathroom, living room, or multiple bedrooms, in the case of a suite; “guest touch-point” means any surface in a public space in hotel that is regularly touched by a hotel or motel guest, including, but is not limited to, doorknobs, door handles, counters, desks, tables, chairs, sofas, and electronics; “occupied guest room” means that a guest is currently checked in to a guest room regardless of whether the guest is physically present in the room; and “public space” means any space, excluding a guest room, accessible to a guest within a hotel including, but are not limited to, the lobby, including a lobby bathroom, a dining area, a hallway, an elevator, and a bathroom.

This bill does not apply to casino hotels. Casino hotels are addressed in Senate Bill No. 2478 of 2020.

As reported by the committee, Senate Bill No. 2479 (1R) is identical to Assembly Bill No. 4131 (1R) which was reported by the Assembly Appropriations Committee on May 11, 2020.

#### COMMITTEE AMENDMENTS

The committee amended the bill to clarify that hotels, instead of hotel staff as originally provided in the bill, would be required to maintain certain staffing levels and provide for sanitization procedures for guest rooms, guest touch-points, and public spaces.

The committee also amended the bill to clarify that hotels must maintain continuous 24 hour, seven day a week coverage of a front desk by at least one front desk employee, and at least one additional employee per every 200 guest rooms, and to change the effective date of the bill from 60 days to 14 days.

# LEGISLATIVE FISCAL ESTIMATE

[First Reprint]

## SENATE, No. 2479 STATE OF NEW JERSEY 219th LEGISLATURE

DATED: MAY 21, 2020

### SUMMARY

- Synopsis:** Requires DOH to establish sanitization guidelines for hotels operating in State.
- Type of Impact:** Potential annual increases in State expenditures.
- Agencies Affected:** Department of Health, Department of Community Affairs.

#### Office of Legislative Services Estimate

<b>Fiscal Impact</b>	<b><u>Annual</u></b>
<b>Potential State Cost Increase</b>	Indeterminate

- The Office of Legislative Services (OLS) estimates that the Department of Health (DOH) may incur indeterminate one-time cost increases to issue protocols for the sanitization of hotels, as directed under the bill. However, such tasks are currently within the purview of the department's responsibility and it is likely that existing staff can be utilized to fulfill these provisions of the bill, thereby minimizing or eliminating any costs to the DOH.
- The OLS also concludes that the Bureau of Housing Inspection in the Department of Community Affairs (DCA) may incur indeterminate annual expenses to inspect each hotel in the State for compliance with the newly established DOH protocols, to the extent that such protocols expand upon the existing responsibilities of the Bureau. The OLS, however, cannot predict the final scope of the DOH protocols and the frequency with which the Bureau will be required to inspect for those protocols and, therefore, the cost of the bill.

### BILL DESCRIPTION

This bill requires the Commissioner of Health to issue protocols for the sanitization of each hotel in the State. Specifically, the protocols would include, but not be limited to, directives requiring hotels to: maintain continuous 24 hour, seven day a week coverage of a front desk; train

a front desk employee to respond to guest inquiries related to health and safety; ensure that every guest room is cleaned and sanitized and provided with an adequate supply of linens prior to occupancy by a new guest; ensure that every occupied guest room is cleaned and sanitized every day, and that the room is provided with an adequate supply of linens that are changed no less frequently than once every day; ensure that all public spaces are cleaned and sanitized at least once every day, and that all guest touch-points are cleaned and sanitized regularly throughout each day; provide their employees with anti-microbial cleaning products certified by the United States Environmental Protection Agency for use against coronaviruses and other viruses to be used when cleaning and sanitizing the hotel; and train its employees on the proper use of anti-microbial cleaning products and on proper cleaning protocols that maximize the sanitary condition of the hotel.

The Bureau of Housing Inspection would distribute the guidelines developed by the DOH and inspect each hotel in the State for the purpose of determining the extent to which each hotel complies with the provisions of bill.

## **FISCAL ANALYSIS**

### ***EXECUTIVE BRANCH***

None received.

### ***OFFICE OF LEGISLATIVE SERVICES***

The OLS estimates that the DOH may incur indeterminate one-time costs to issue protocols for the sanitization of hotels, as directed under the bill. However, such tasks are currently within the purview of the department's responsibility and it is likely that existing staff can be utilized to fulfill these provisions of the bill, thereby minimizing or eliminating any costs.

The OLS also concludes that the Bureau of Housing Inspection in the DCA may incur indeterminate annual expenses to inspect each hotel in the State for compliance with the newly established DOH protocols, to the extent that such protocols expand upon the existing responsibilities of the Bureau. The Bureau of Housing Inspection currently administers the Hotel and Multiple Dwelling Law, under which the Bureau is responsible for ensuring that hotels operating within the State are properly maintained and do not pose a threat to the health, safety and welfare of their residents or the community. To achieve these objectives, the Bureau conducts a five-year cyclical inspection of hotel properties which includes, among other things, cleaning and janitorial services. For reference, the Department of Labor and Workforce Development indicated that there were over 1,300 establishments categorized as accommodations in the State in 2018.

If may be possible for existing Bureau staff to inspect for the protocols established under the bill within the bureau's current inspection schedule, thereby limiting the cost of the bill. However, the OLS cannot predict the final scope of the DOH protocols and the frequency with which the Bureau will be required to inspect for those protocols and, therefore, the annual cost of the bill to the Bureau. It is likely than any cost will be due to an increase to the Bureau's current workforce.

*Section: Human Services*

*Analyst: Sarah Schmidt  
Senior Research Analyst*

*Approved: Frank W. Haines III  
Legislative Budget and Finance Officer*

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

# Governor Murphy Takes Action on Legislation

06/11/2020

**TRENTON** - Today, Governor Phil Murphy signed the following bills into law:

**S-1990/A-2963 (Weinberg, Lagana/Johnson, Tully, Swain)** - Allows member of Board of Public Utilities to serve in unsalaried State government office.

**A-4131/S-2479 (Karabinchak, McKnight, Vainieri Huttie/Sweeney)** - Requires DOH to establish sanitization guidelines for hotels operating in State.