

46:8-45

LEGISLATIVE HISTORY CHECKLIST

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LAWS OF: 2007 **CHAPTER:** 177
NJSA: 46: 8-45 (Requires free dissemination and Internet posting by DCA of Truth in Renting booklet)
BILL NO: S441 (Substituted for A473)
SPONSOR(S): Rice and others

DATE INTRODUCED: January 10, 2006

COMMITTEE: **ASSEMBLY:** Appropriations
 SENATE: Community and Urban Affairs
 Budget and Appropriations

AMENDED DURING PASSAGE: Yes

DATE OF PASSAGE: **ASSEMBLY:** June 11, 2007
 SENATE: June 21, 2007

DATE OF APPROVAL: September 27, 2007

FOLLOWING ARE ATTACHED IF AVAILABLE:

[FINAL TEXT OF BILL](#) (First reprint enacted)

S441

[SPONSOR'S STATEMENT](#): (Begins on page 2 of original bill) [Yes](#)

COMMITTEE STATEMENT: **[ASSEMBLY:](#)** [Yes](#)

SENATE: Yes [1-26-06 \(C & UA\)](#)
 [2-8-07 \(B & A\)](#)

(Audio archived recordings of the committee meetings, corresponding to the date of the committee statement, *may possibly* be found at www.njleg.state.nj.us)

FLOOR AMENDMENT STATEMENT: No

LEGISLATIVE FISCAL ESTIMATE: No

A473

[SPONSOR'S STATEMENT](#): (Begins on page 2 of original bill) [Yes](#)

COMMITTEE STATEMENT: **[ASSEMBLY:](#)** Yes [11-9-06 \(Housing & LG\)](#)
 [5-10-07 \(Approp.\)](#)

SENATE: No

FLOOR AMENDMENT STATEMENT: No

LEGISLATIVE FISCAL ESTIMATE: No

VETO MESSAGE: No

GOVERNOR'S PRESS RELEASE ON SIGNING:

No

FOLLOWING WERE PRINTED:

To check for circulating copies, contact New Jersey State Government Publications at the State Library (609) 278-2640 ext 103 or <mailto:refdesk@njstatelib.org>

REPORTS:

No

HEARINGS:

No

NEWSPAPER ARTICLES:

No

IS 5/14/08

P.L. 2007, CHAPTER 177, *approved September 27, 2007*
Senate, No. 441 (*First Reprint*)

1 AN ACT concerning the dissemination of Truth in Renting
2 information, amending P.L.1975, c.310 and making an
3 appropriation.
4

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

8 1. Section 3 of P.L.1975, c.310 (C.46:8-45) is amended to read
9 as follows:

10 3. a. The department shall, as soon as practicable and annually
11 thereafter, after public hearing, prepare and make available at no
12 cost to the public, to the extent that funding has been made
13 available to the department for free distribution, a statement, in a
14 form and size suitable for posting and distributing pursuant to the
15 provisions of this act, of the primary clearly established legal rights
16 and responsibilities of tenants and landlords of rental dwelling
17 units. This statement shall be printed in both the English and
18 Spanish languages and shall be posted on the department's Internet
19 website, in an easily printable format, and updated annually. The
20 statement shall serve as an informational document, and nothing
21 therein shall be construed as binding on or affecting a judicial
22 determination under section 6 of **[this act]** P.L.1975, c.310 (C.46:8-
23 48) of what constitutes a lease provision which violates clearly
24 established legal rights of tenants or responsibilities of landlords.

25 b. Where practical considerations make it necessary for the
26 department to limit the extent of the statement, items to be included
27 shall be selected on the basis of the importance of their inclusion in
28 protecting the rights of the public.

29 (cf: P.L.1990, c.37, s.1)
30

31 2. There is appropriated to the Department of Community
32 Affairs from the General Fund the amount of **['\$250,000]**
33 \$200,000¹ to be used for the printing and distribution, at no cost, of
34 the Truth in Renting statement prepared pursuant to section 3 of
35 P.L.1975, c.310 (C.46:8-45).
36

37 3. This act shall take effect immediately.
38
39
40

41
42 _____
43 Requires free dissemination and Internet posting by DCA of
Truth in Renting booklet; appropriates \$200,000.

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:

¹Assembly AAP committee amendments adopted May 10, 2007.

SENATE, No. 441

STATE OF NEW JERSEY 212th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2006 SESSION

Sponsored by:

Senator RONALD L. RICE

District 28 (Essex)

SYNOPSIS

Requires free dissemination and Internet posting by DCA of Truth in Renting booklet; appropriates \$250,000.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel



S441 RICE

2

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2 information, amending P.L.1975, c.310 and making an
3 appropriation.
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
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14 form and size suitable for posting and distributing pursuant to the
15 provisions of this act, of the primary clearly established legal rights
16 and responsibilities of tenants and landlords of rental dwelling
17 units. This statement shall be printed in both the English and
18 Spanish languages and shall be posted on the department's Internet
19 website, in an easily printable format, and updated annually. The
20 statement shall serve as an informational document, and nothing
21 therein shall be construed as binding on or affecting a judicial
22 determination under section 6 of [this act] P.L.1975, c.310 (C.46:8-
23 48) of what constitutes a lease provision which violates clearly
24 established legal rights of tenants or responsibilities of landlords.

25 b. Where practical considerations make it necessary for the
26 department to limit the extent of the statement, items to be included
27 shall be selected on the basis of the importance of their inclusion in
28 protecting the rights of the public.

29 (cf: P.L.1990, c.37, s.1)
30

31 2. There is appropriated to the Department of Community
32 Affairs from the General Fund the amount of \$250,000 to be used
33 for the printing and distribution, at no cost, of the Truth in Renting
34 statement prepared pursuant to section 3 of P.L.1975, c.310
35 (C.46:8-45).
36

37 3. This act shall take effect immediately.
38
39

40 STATEMENT
41

42 This bill is intended to make available to landlords and tenants,
43 at no cost, the "Truth in Renting" booklet published by the
44 Department of Community Affairs (DCA). Current law, section 3 of
45 P.L.1975, c.310 (C.46:8-45), requires DCA to make the booklet

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.

S441 RICE

3

1 available to the public "at cost," which is currently \$2. This bill
2 would appropriate \$250,000 to DCA to subsidize the cost of
3 printing the booklet and require the department to have an easily
4 printable copy, updated annually, posted on its website.

ASSEMBLY APPROPRIATIONS COMMITTEE

STATEMENT TO

SENATE, No. 441

with Assembly committee amendments

STATE OF NEW JERSEY

DATED: MAY 10, 2007

The Assembly Appropriations Committee reports favorably Senate Bill No. 441, with committee amendments.

The bill, as amended, requires the Department of Community Affairs (DCA) to make the "Truth in Renting" booklet available to landlords and tenants at no cost, to the extent funding is made available for free distribution. The booklet serves as a guide to the rights and responsibilities of residential landlords and tenants.

Current law requires DCA to make the booklet available to the public "at cost," which is currently \$2.

The bill also requires DCA to have an easily printable copy posted on its website and requires that DCA update the booklet annually.

As amended and reported, this bill is identical to Assembly Bill No. 473, as also amended and reported by the committee.

FISCAL IMPACT:

The bill appropriates \$200,000 to DCA to subsidize the cost of printing and distributing the booklet.

COMMITTEE AMENDMENTS:

The amendments decrease the amount appropriated to DCA for the cost of printing and distributing the booklet from \$250,000 to \$200,000.

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 441

STATE OF NEW JERSEY

DATED: JANUARY 26, 2006

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No.441.

This bill would make available to landlords and tenants, at no cost, the "Truth in Renting" booklet published by the Department of Community Affairs (DCA). Current law, section 3 of P.L.1975, c.310 (C.46:8-45), requires DCA to make the booklet available to the public "at cost," which is currently \$2. This bill would appropriate \$250,000 to DCA to subsidize the cost of printing the booklet and require the department to have an easily printable copy, updated annually, posted on its website.

This bill was pre-filed for introduction in the 2006-2007 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.

SENATE BUDGET AND APPROPRIATIONS COMMITTEE

STATEMENT TO

SENATE, No. 441

STATE OF NEW JERSEY

DATED: FEBRUARY 8, 2007

The Senate Budget and Appropriations Committee reports favorably Senate Bill No. 441.

The bill would make available to landlords and tenants, at no cost, the "Truth in Renting" booklet published by the Department of Community Affairs (DCA). Current law, section 3 of P.L.1975, c.310 (C.46:8-45), requires DCA to make the booklet available to the public "at cost," which is currently \$2. The booklet serves as a guide to the rights and responsibilities of residential landlords and tenants.

FISCAL IMPACT:

This bill would appropriate \$250,000 to DCA to subsidize the cost of printing the booklet and require the department to have an easily printable copy, updated annually, posted on its website.

ASSEMBLY, No. 473

STATE OF NEW JERSEY 212th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2006 SESSION

Sponsored by:

Assemblyman JERRY GREEN

District 22 (Middlesex, Somerset and Union)

Assemblyman JOSEPH VAS

District 19 (Middlesex)

SYNOPSIS

Requires free dissemination and Internet posting by DCA of Truth in Renting booklet; appropriates \$100,000.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel



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2 information, amending P.L.1975, c.310 and making an
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5 **BE IT ENACTED** by the Senate and General Assembly of the State
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11 thereafter, after public hearing, prepare and make available at no
12 cost to the public, to the extent that funding has been made
13 available to the department for free distribution, a statement, in a
14 form and size suitable for posting and distributing pursuant to the
15 provisions of this act, of the primary clearly established legal rights
16 and responsibilities of tenants and landlords of rental dwelling
17 units. This statement shall be printed in both the English and
18 Spanish languages and shall be posted on the department's Internet
19 website, in an easily printable format, and updated annually. The
20 statement shall serve as an informational document, and nothing
21 therein shall be construed as binding on or affecting a judicial
22 determination under section 6 of [this act] P.L.1975, c.310 (C.46:8-
23 48) of what constitutes a lease provision which violates clearly
24 established legal rights of tenants or responsibilities of landlords.

25 b. Where practical considerations make it necessary for the
26 department to limit the extent of the statement, items to be included
27 shall be selected on the basis of the importance of their inclusion in
28 protecting the rights of the public.

29 (cf: P.L.1990, c.37, s.1)
30

31 2. There is appropriated to the Department of Community
32 Affairs from the General Fund the amount of \$100,000 to be used
33 for the printing and distribution, at no cost, of the Truth in Renting
34 statement prepared pursuant to section 3 of P.L.1975, c.310
35 (C.46:8-45).
36

37 3. This act shall take effect immediately.
38
39

40 STATEMENT
41

42 This bill is intended to make the booklet published by the
43 Department of Community Affairs pursuant to section 3 of
44 P.L.1975, c.310 (C.46:8-45) available to landlords and tenants at no
45 cost, to the extent that funding is made available to the department

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.

A473 GREEN, VAS

3

1 for free distribution. This booklet serves as a guide to the rights
2 and responsibilities of residential landlords and tenants. The
3 current statute requires that the booklet be made available to the
4 public "at cost," which is currently set at two dollars per booklet by
5 the department. It is the sponsor's intent that the booklet title be
6 changed to more accurately reflect the subject matter of the act.

7 This bill appropriates \$100,000 to the department to subsidize
8 the cost of printing the booklet for distribution at no cost to the
9 public. The bill also requires the department to have an easily
10 printable copy of the booklet, to be updated annually, posted on its
11 website.

ASSEMBLY HOUSING AND LOCAL GOVERNMENT
COMMITTEE

STATEMENT TO

ASSEMBLY, No. 473

STATE OF NEW JERSEY

DATED: NOVEMBER 9, 2006

The Assembly Housing and Local Government Committee reports favorably Assembly Bill No. 473.

This bill would make the Department of Community Affairs "Truth in Renting" booklet available to the public at no cost, to the extent funding is made available for free distribution.

The bill appropriates \$100,000 to the department to subsidize the cost of printing and distributing the booklet. The bill also requires the department to have an easily printable copy of the booklet, to be updated annually, posted on its website.

This booklet serves as a guide to the rights and responsibilities of residential landlords and tenants. The current statute requires that the booklet be made available to the public "at cost," which is currently set at two dollars per booklet by the department.

This bill was prefiled for introduction in the 2006-2007 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.

ASSEMBLY APPROPRIATIONS COMMITTEE

STATEMENT TO

ASSEMBLY, No. 473

with Assembly committee amendments

STATE OF NEW JERSEY

DATED: MAY 10, 2007

The Assembly Appropriations Committee reports favorably Assembly Bill No. 473, with committee amendments.

The bill, as amended, requires the Department of Community Affairs (DCA) to make the "Truth in Renting" booklet available to landlords and tenants at no cost, to the extent funding is made available for free distribution. The booklet serves as a guide to the rights and responsibilities of residential landlords and tenants.

Current law requires DCA to make the booklet available to the public "at cost," which is currently \$2.

The bill also requires DCA to have an easily printable copy posted on its website and requires that DCA update the booklet annually.

As amended and reported, this bill is identical to Senate Bill No. 411, as also amended and reported by the committee.

FISCAL IMPACT:

The bill appropriates \$200,000 to DCA to subsidize the cost of printing and distributing the booklet.

COMMITTEE AMENDMENTS:

The amendments increase the amount appropriated to DCA for the cost of printing and distributing the booklet from \$100,000 to \$200,000.