

P.L. 2007, CHAPTER 8, *approved January 24, 2007*
Senate, No. 1082 (*First Reprint*)

1 AN ACT concerning State-subsidized rental housing and
2 supplementing P.L.1983, c.530 (C.55:14K-1 et seq.).

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

6
7 1. a. The agency shall require every manager of rental housing
8 which has been financed, in whole or in part, by the agency or any
9 other State entity, to arrange meetings, to be held at least once
10 every three months, with ¹notification to tenants residing in such
11 housing in order to provide a forum for the tenants to discuss
12 complaints that the tenants may have concerning the rental housing.
13 For the purposes of this section, “rental housing” means a multiple
14 dwelling as defined in section 3 of P.L.1967, c.76 (C.55:13A-3).

15 b. Each meeting shall take place on the site of the rental housing
16 at a time convenient for the tenants, although if the property has no
17 suitable facility to accommodate the attendees, the meeting shall
18 take place at a suitable nearby facility which is open to the public,
19 such as a public library.

20 c. The tenants of a building, by a ¹**[unanimous]** majority¹ vote,
21 may waive the holding of any meeting required pursuant to this
22 section.

23 This section shall not apply to any property which is owned by a
24 public housing authority, other than the Department of Community
25 Affairs when acting as a public housing authority.

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27 2. This act shall take effect immediately.

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32 Requires manager of State-sponsored rental housing to hold
33 quarterly meetings to discuss tenant complaints.

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 SCU committee amendments adopted February 6, 2006.

SENATE, No. 1082

STATE OF NEW JERSEY 212th LEGISLATURE

INTRODUCED JANUARY 26, 2006

Sponsored by:
Senator RONALD L. RICE
District 28 (Essex)

SYNOPSIS

Requires N.J. Housing and Mortgage Finance Agency to hold quarterly meetings to discuss tenant complaints in State-sponsored rental housing

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning State-subsidized rental housing and
2 supplementing P.L.1983, c.530 (C.55:14K-1 et seq.).
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8 which has been financed, in whole or in part, by the agency or any
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11 to provide a forum for the tenants to discuss complaints that the
12 tenants may have concerning the rental housing. For the purposes
13 of this section, "rental housing" means a multiple dwelling as
14 defined in section 3 of P.L.1967, c.76 (C.55:13A-3).

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17 suitable facility to accommodate the attendees, the meeting shall
18 take place at a suitable nearby facility which is open to the public,
19 such as a public library.

20 c. The tenants of a building, by a unanimous vote, may waive
21 the holding of any meeting required pursuant to this section.

22 This section shall not apply to any property which is owned by a
23 public housing authority, other than the Department of Community
24 Affairs when acting as a public housing authority.
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26 2. This act shall take effect immediately.
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29 STATEMENT
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31 This bill would require every manager of rental housing which
32 has been financed, in whole or in part, by the New Jersey Housing
33 and Mortgage Finance Agency or by any other State entity, to
34 arrange meetings, to be held at least once every three months, with
35 tenants residing in such housing. in order to provide a forum for the
36 tenants to discuss complaints that the tenants may have concerning
37 the rental housing. Meetings would be required to be held at least
38 quarterly, and may be waived by the tenants if they vote
39 unanimously to do so. Each meeting is to take place on the rental
40 property at a time convenient for the tenants. If the property has no
41 suitable facility to accommodate the attendees, the meeting is to
42 take place at a nearby suitable public facility, such as a public
43 library.

44 Currently, management of HMFA or State financed housing is
45 not required to hold meetings with tenants to discuss their
46 complaints. It is the sponsor's intent to provide a forum in which
47 disputes may be resolved before escalating into more serious

S1082 RICE

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- 1 conflicts, and additionally, to provide a convenient forum in which
- 2 information may be more readily disseminated to tenants.

ASSEMBLY HOUSING AND LOCAL GOVERNMENT
COMMITTEE

STATEMENT TO

[First Reprint]

SENATE, No. 1082

STATE OF NEW JERSEY

DATED: NOVEMBER 9, 2006

The Assembly Housing and Local Government Committee reports favorably Senate Bill No. S1082 (1R).

This bill would require every manager of rental housing which has been financed, in whole or in part, by the New Jersey Housing and Mortgage Finance Agency or by any other State entity, to arrange meetings, to be held at least once every three months, with notification to tenants residing in such housing, in order to provide a forum for the tenants to discuss complaints that the tenants may have concerning the rental housing. Meetings would be required to be held at least quarterly. The tenants, by a majority vote, could waive the holding of a meeting. Each meeting is to take place on the rental property at a time convenient for the tenants. If the property has no suitable facility to accommodate the attendees, the meeting is to take place at a nearby suitable public facility, such as a public library.

Currently, management of HMFA or State financed housing is not required to hold meetings with tenants to discuss their complaints.

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 1082

with committee amendments

STATE OF NEW JERSEY

DATED: FEBRUARY 6, 2006

The Senate Community and Urban Affairs Committee reports favorably and with committee amendments Senate Bill No. 1082.

As amended by the committee, this bill would require every manager of rental housing which has been financed, in whole or in part, by the New Jersey Housing and Mortgage Finance Agency or by any other State entity, to arrange meetings, to be held at least once every three months, with notification to tenants residing in such housing, in order to provide a forum for the tenants to discuss complaints that the tenants may have concerning the rental housing. Meetings would be required to be held at least quarterly. The tenants, by a majority vote, could waive the holding of a meeting. Each meeting is to take place on the rental property at a time convenient for the tenants. If the property has no suitable facility to accommodate the attendees, the meeting is to take place at a nearby suitable public facility, such as a public library.

Currently, management of HMFA or State financed housing is not required to hold meetings with tenants to discuss their complaints. It is the committee's intent to provide a forum in which disputes may be resolved before escalating into more serious conflicts, and additionally, to provide a convenient forum in which information may be more readily disseminated to tenants.

The committee amended the bill in order to require managers to notify tenants of the meetings and to change the mechanism enabling tenants to waive a meeting from a unanimous to a majority vote of the tenants.