

(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
VETO MESSAGE:	No
GOVERNOR'S PRESS RELEASE ON SIGNING:	Yes
FOLLOWING WERE PRINTED:	
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REPORTS:	No
HEARINGS:	No
NEWSPAPER ARTICLES:	No

RWH/JA

P.L. 2019, CHAPTER 490, *approved January 21, 2020*
Assembly, No. 4822 (*First Reprint*)

1 AN ACT concerning tiny home occupancy on vacant municipal land,
2 supplementing P.L.1975, c.291 (C.40:55D-1 et seq.) and
3 P.L.1975, c.217 (C.52:27D-119 et seq.), and amending P.L.1971,
4 c.199.

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

- 8
9 1. (New section) a. The Legislature finds and declares that:
10 (1) An excess of vacant properties present a persistent problem
11 in many New Jersey municipalities;
12 (2) Vacant properties create opportunities for criminal activity,
13 lower neighborhood property values and local government
14 revenues, and generally impair the public health and welfare;
15 (3) In recent years, an increasing awareness has developed over
16 the large financial and environmental cost of building and
17 maintaining an average American home;
18 (4) Many young people, and people of modest means, find
19 themselves unable to afford to purchase these homes, or even rent
20 them, as well as pay the large associated utility bills;
21 (5) Increasingly, many people view residing in a tiny home as a
22 simple and viable alternative to the traditional house, that provides
23 the resident more affordable housing, and lowers their
24 environmental footprint;
25 (6) Despite the economic and environmental advantages of tiny
26 home construction and occupancy, many who want to build or
27 occupy tiny homes have expressed frustration with regulatory
28 barriers to making tiny home living a reality; and
29 (7) It is, therefore, in the best interest of the State and a valid
30 public purpose to permit New Jersey municipalities to lease vacant
31 lots for use by the owners of tiny homes and to direct the
32 Commissioner of Community Affairs to publish enhanced
33 regulatory guidance on the acceptable uses of tiny homes in
34 residential construction.
35 b. A municipality may adopt a tiny home rental ordinance to
36 permit the use of vacant land owned by the municipality for tiny
37 home rental purposes. A tiny home rental ordinance shall establish:

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 AHO committee amendments adopted February 7, 2019.

1 (1) whether the vacant land may be leased to the owner of a tiny
2 home solely for their own occupancy, or whether the ¹**[owner]**
3 lessee¹ may sublease the vacant land; and

4 (2) the setback, use group, and other zoning limitations that
5 shall apply to homes built for tiny home rental purposes.

6 c. As used in P.L. , c. (C.) (pending before the
7 Legislature as this bill):

8 "Tiny home" means a dwelling that is 400 square feet or less in
9 floor area excluding lofts.

10 "Tiny home rental purposes" means the rental of individual lots,
11 or portions of individual lots, for the placement and occupancy of
12 tiny homes.

13

14 2. (New section) On or before the first day of the seventh
15 month next following the enactment of P.L. , c. (C.)
16 (pending before the Legislature as this bill), the Commissioner of
17 Community Affairs shall promulgate rules and regulations, pursuant
18 to the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-
19 1 et seq.), or publish a regulatory guidance document, pursuant to
20 section 1 of P.L.2011, c.215 (C.52:14B-3a), or both, in order to
21 provide construction code officials, developers, and prospective
22 owners and occupants with enhanced technical assistance on
23 acceptable approaches to constructing and siting tiny homes. The
24 rules and regulations or regulatory guidance document shall
25 include, but not be limited to, the following:

26 a. the permitted approaches to tiny home construction in on-
27 site construction projects governed under the "State Uniform
28 Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.);

29 b. the permitted approaches to pre-manufacturing tiny homes,
30 including the construction of industrialized/modular buildings,
31 regulated pursuant to P.L.1991, c.457 (C.32:33-1 et seq.), as tiny
32 homes; and

33 c. the dimensional requirements for various types of rooms and
34 residential structures, such as bedrooms and staircases, and an
35 explanation of any residential uses that may be precluded by the
36 dimensional requirements.

37

38 3. Section 15 of P.L.1971, c.199 (C.40A:12-15) is amended to
39 read as follows:

40 15. Purposes for which leases for a public purpose may be made.

41 A leasehold for a term not in excess of 50 years may be made
42 pursuant to this act and extended for an additional 25 years by
43 ordinance or resolution thereafter for any county or municipal
44 public purpose, including, but not limited to:

45 (a) The provision of fire protection, first aid, rescue and
46 emergency services by an association duly incorporated for such
47 purposes.

1 (b) The provision of health care or services by a nonprofit
2 clinic, hospital, residential home, outpatient center or other similar
3 corporation or association.

4 (c) The housing, recreation, education or health care of veterans
5 of any war of the United States by any nonprofit corporation or
6 association.

7 (d) Mental health or psychiatric services or education for
8 persons with mental illness, persons with a mental deficiency, or
9 persons with intellectual disabilities by any nonprofit corporation or
10 association.

11 (e) Any shelter care or services for persons aged 62 or over
12 receiving Social Security payments, pensions, or disability benefits
13 which constitute a substantial portion of the gross income by any
14 nonprofit corporation or association.

15 (f) Services or care for the education or treatment of cerebral
16 palsy patients by any nonprofit corporation or association.

17 (g) Any civic or historic programs or activities by duly
18 incorporated historical societies.

19 (h) Services, education, training, care or treatment of poor or
20 indigent persons or families by any nonprofit corporation or
21 association.

22 (i) Any activity for the promotion of the health, safety, morals
23 and general welfare of the community of any nonprofit corporation
24 or association.

25 (j) The cultivation or use of vacant lots for gardening or
26 recreational purposes.

27 (k) The provision of electrical transmission service across the
28 lines of a public utility for a county or municipality pursuant to
29 R.S.40:62-12 through R.S.40:62-25.

30 (l) In any municipality, the lease of a tract of land of less than
31 five acres to a nonprofit corporation or association to cultivate and
32 sell fresh fruits and vegetables.

33 (m) The use of vacant land for tiny home rental purposes, in
34 accordance with section 1 of P.L. , c. (C.) (pending before
35 the Legislature as this bill).

36 Except as otherwise provided in subsection (k) of this section, in
37 no event shall any lease under this section be entered into for, with,
38 or on behalf of any commercial, business, trade, manufacturing,
39 wholesaling, retailing, or other profit-making enterprise, nor shall
40 any lease pursuant to this section be entered into with any political,
41 partisan, sectarian, denominational or religious corporation or
42 association, or for any political, partisan, sectarian, denominational
43 or religious purpose, except that a county or municipality may enter
44 into a lease for the use permitted under subsection (j) ¹or (m)¹ with
45 a sectarian, denominational or religious corporation; provided the
46 property is not used for a sectarian, denominational or religious
47 purpose. In the case of a municipality the governing body may
48 designate the municipal manager, business administrator or any

1 other municipal official for the purpose of entering into a lease for
2 the use permitted under subsection (j). Any lease entered into
3 pursuant to subsection (l) with a non-profit corporation or
4 association may permit the non-profit corporation or association to
5 sell fresh fruits and vegetables on the leased land, off the leased
6 land, or both, provided, that the sales are related and incidental to
7 the non-profit purposes of the corporation or association and the net
8 proceeds received by the non-profit corporation or association are
9 used to further the non-profit purposes of the corporation or
10 association. Property leased pursuant to subsection (l) ¹or (m)¹ of
11 this section shall be exempt from property taxation.

12 (cf: P.L.2011, c.171, s.2)

13

14 4. This act shall take effect immediately.

15

16

17

18

19 _____
20 Permits municipalities to lease vacant municipal land for tiny
21 home occupancy; directs DCA to enhance regulatory guidance on
acceptable tiny home construction and use.

ASSEMBLY, No. 4822

STATE OF NEW JERSEY 218th LEGISLATURE

INTRODUCED DECEMBER 17, 2018

Sponsored by:

Assemblyman BENJIE E. WIMBERLY

District 35 (Bergen and Passaic)

Assemblyman P. CHRISTOPHER TULLY

District 38 (Bergen and Passaic)

Assemblywoman LISA SWAIN

District 38 (Bergen and Passaic)

Co-Sponsored by:

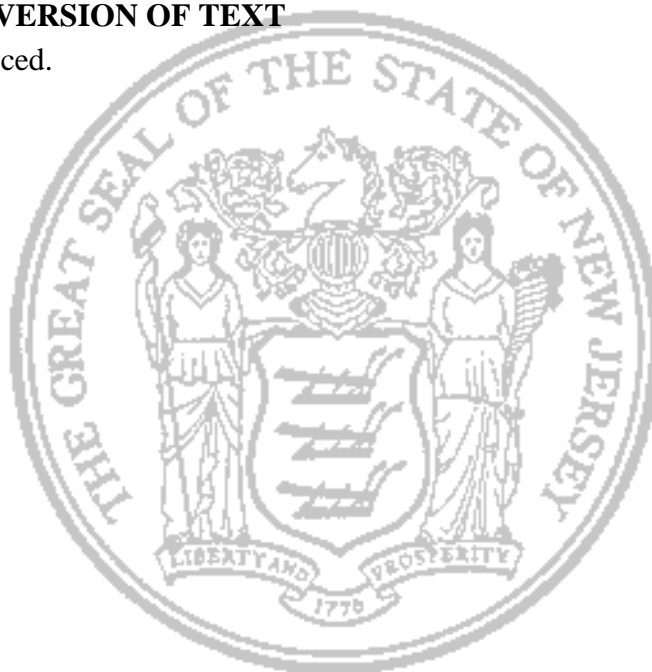
Assemblyman Zwicker and Assemblywoman Vainieri Huttle

SYNOPSIS

Permits municipalities to lease vacant municipal land for tiny home occupancy; directs DCA to enhance regulatory guidance on acceptable tiny home construction and use.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 2/1/2019)

A4822 WIMBERLY, TULLY

2

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2 supplementing P.L.1975, c.291 (C.40:55D-1 et seq.) and
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13 lower neighborhood property values and local government
14 revenues, and generally impair the public health and welfare;

15 (3) In recent years, an increasing awareness has developed over
16 the large financial and environmental cost of building and
17 maintaining an average American home;

18 (4) Many young people, and people of modest means, find
19 themselves unable to afford to purchase these homes, or even rent
20 them, as well as pay the large associated utility bills;

21 (5) Increasingly, many people view residing in a tiny home as a
22 simple and viable alternative to the traditional house, that provides
23 the resident more affordable housing, and lowers their
24 environmental footprint;

25 (6) Despite the economic and environmental advantages of tiny
26 home construction and occupancy, many who want to build or
27 occupy tiny homes have expressed frustration with regulatory
28 barriers to making tiny home living a reality; and

29 (7) It is, therefore, in the best interest of the State and a valid
30 public purpose to permit New Jersey municipalities to lease vacant
31 lots for use by the owners of tiny homes and to direct the
32 Commissioner of Community Affairs to publish enhanced
33 regulatory guidance on the acceptable uses of tiny homes in
34 residential construction.

35 b. A municipality may adopt a tiny home rental ordinance to
36 permit the use of vacant land owned by the municipality for tiny
37 home rental purposes. A tiny home rental ordinance shall establish:

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39 home solely for their own occupancy, or whether the owner may
40 sublease the vacant land; and

41 (2) the setback, use group, and other zoning limitations that
42 shall apply to homes built for tiny home rental purposes.

43 c. As used in P.L. , c. (C.) (pending before the
44 Legislature as this bill):

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.

1 "Tiny home" means a dwelling that is 400 square feet or less in
2 floor area excluding lofts.

3 "Tiny home rental purposes" means the rental of individual lots,
4 or portions of individual lots, for the placement and occupancy of
5 tiny homes.

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7 2. (New section) On or before the first day of the seventh
8 month next following the enactment of P.L. , c. (C.)
9 (pending before the Legislature as this bill), the Commissioner of
10 Community Affairs shall promulgate rules and regulations, pursuant
11 to the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-
12 1 et seq.), or publish a regulatory guidance document, pursuant to
13 section 1 of P.L.2011, c.215 (C.52:14B-3a), or both, in order to
14 provide construction code officials, developers, and prospective
15 owners and occupants with enhanced technical assistance on
16 acceptable approaches to constructing and siting tiny homes. The
17 rules and regulations or regulatory guidance document shall
18 include, but not be limited to, the following:

19 a. the permitted approaches to tiny home construction in on-
20 site construction projects governed under the "State Uniform
21 Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.);

22 b. the permitted approaches to pre-manufacturing tiny homes,
23 including the construction of industrialized/modular buildings,
24 regulated pursuant to P.L.1991, c.457 (C.32:33-1 et seq.), as tiny
25 homes; and

26 c. the dimensional requirements for various types of rooms and
27 residential structures, such as bedrooms and staircases, and an
28 explanation of any residential uses that may be precluded by the
29 dimensional requirements.

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31 3. Section 15 of P.L.1971, c.199 (C.40A:12-15) is amended to
32 read as follows:

33 15. Purposes for which leases for a public purpose may be made.

34 A leasehold for a term not in excess of 50 years may be made
35 pursuant to this act and extended for an additional 25 years by
36 ordinance or resolution thereafter for any county or municipal
37 public purpose, including, but not limited to:

38 (a) The provision of fire protection, first aid, rescue and
39 emergency services by an association duly incorporated for such
40 purposes.

41 (b) The provision of health care or services by a nonprofit
42 clinic, hospital, residential home, outpatient center or other similar
43 corporation or association.

44 (c) The housing, recreation, education or health care of veterans
45 of any war of the United States by any nonprofit corporation or
46 association.

47 (d) Mental health or psychiatric services or education for
48 persons with mental illness, persons with a mental deficiency, or

1 persons with intellectual disabilities by any nonprofit corporation or
2 association.

3 (e) Any shelter care or services for persons aged 62 or over
4 receiving Social Security payments, pensions, or disability benefits
5 which constitute a substantial portion of the gross income by any
6 nonprofit corporation or association.

7 (f) Services or care for the education or treatment of cerebral
8 palsy patients by any nonprofit corporation or association.

9 (g) Any civic or historic programs or activities by duly
10 incorporated historical societies.

11 (h) Services, education, training, care or treatment of poor or
12 indigent persons or families by any nonprofit corporation or
13 association.

14 (i) Any activity for the promotion of the health, safety, morals
15 and general welfare of the community of any nonprofit corporation
16 or association.

17 (j) The cultivation or use of vacant lots for gardening or
18 recreational purposes.

19 (k) The provision of electrical transmission service across the
20 lines of a public utility for a county or municipality pursuant to
21 R.S.40:62-12 through R.S.40:62-25.

22 (l) In any municipality, the lease of a tract of land of less than
23 five acres to a nonprofit corporation or association to cultivate and
24 sell fresh fruits and vegetables.

25 (m) The use of vacant land for tiny home rental purposes, in
26 accordance with section 1 of P.L. , c. (C.) (pending before
27 the Legislature as this bill).

28 Except as otherwise provided in subsection (k) of this section, in
29 no event shall any lease under this section be entered into for, with,
30 or on behalf of any commercial, business, trade, manufacturing,
31 wholesaling, retailing, or other profit-making enterprise, nor shall
32 any lease pursuant to this section be entered into with any political,
33 partisan, sectarian, denominational or religious corporation or
34 association, or for any political, partisan, sectarian, denominational
35 or religious purpose, except that a county or municipality may enter
36 into a lease for the use permitted under subsection (j) with a
37 sectarian, denominational or religious corporation; provided the
38 property is not used for a sectarian, denominational or religious
39 purpose. In the case of a municipality the governing body may
40 designate the municipal manager, business administrator or any
41 other municipal official for the purpose of entering into a lease for
42 the use permitted under subsection (j). Any lease entered into
43 pursuant to subsection (l) with a non-profit corporation or
44 association may permit the non-profit corporation or association to
45 sell fresh fruits and vegetables on the leased land, off the leased
46 land, or both, provided, that the sales are related and incidental to
47 the non-profit purposes of the corporation or association and the net
48 proceeds received by the non-profit corporation or association are

1 used to further the non-profit purposes of the corporation or
2 association. Property leased pursuant to subsection (l) of this
3 section shall be exempt from property taxation.
4 (cf: P.L.2011, c.171, s.2)

5

6 4. This act shall take effect immediately.

7

8

9

STATEMENT

10

11 This bill would permit municipalities to lease vacant municipal
12 land for tiny home occupancy and would direct the Department of
13 Community Affairs to enhance regulatory guidance on acceptable
14 tiny home construction and use. Consistent with the 2018
15 International Residential Code, the bill defines “tiny home” as a
16 dwelling that is 400 square feet or less in floor area excluding lofts.

17 The bill would add the use of vacant land for tiny home rental
18 purposes to the list of purposes, under the "Local Lands and
19 Buildings Law," P.L.1971, c.199 (C.40A:12-1 et seq.), for which
20 local units may lease public land. Specifically, the bill would
21 permit a municipality, by ordinance, to lease vacant land owned by
22 the municipality, for the placement and occupancy of tiny homes.

23 Additionally, this bill would direct the Commissioner of
24 Community Affairs to adopt rules and regulations, or publish a
25 regulatory guidance document, or both, in order to provide
26 construction code officials, developers, and prospective owners and
27 occupants with enhanced technical assistance on acceptable
28 approaches to constructing and siting tiny homes. The bill directs
29 the commissioner to make the publication available on or before the
30 first day of the seventh month next following enactment. The rules
31 and regulations or regulatory guidance document would have to
32 include, but not be limited to:

33 (1) The permitted approaches to tiny home construction in on-
34 site construction projects governed under the "State Uniform
35 Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et
36 seq.);

37 (2) The permitted approaches to pre-manufacturing tiny homes;
38 and

39 (3) The dimensional requirements for various types of rooms
40 and residential structures, such as bedrooms and staircases,
41 and an explanation of any residential uses that may be
42 precluded by the dimensional requirements.

ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT
COMMITTEE

STATEMENT TO
ASSEMBLY, No. 4822

with committee amendments

STATE OF NEW JERSEY

DATED: FEBRUARY 7, 2019

The Assembly Housing and Community Development Committee reports favorably Assembly Bill No. 4822, with committee amendments.

As amended, this bill would permit municipalities to lease vacant municipal land for tiny home occupancy and direct the Department of Community Affairs to enhance regulatory guidance on acceptable tiny home construction and use. Consistent with the 2018 International Residential Code, the bill defines “tiny home” as a dwelling that is 400 square feet or less in floor area excluding lofts.

The bill would add the use of vacant land for tiny home rental purposes to the list of public purposes, under the "Local Lands and Buildings Law," P.L.1971, c.199 (C.40A:12-1 et seq.), for which local units may lease public land. Specifically, the bill would permit a municipality, by ordinance, to lease vacant land owned by the municipality for the placement and occupancy of tiny homes. The lessee could be a nonprofit entity, or a sectarian, denominational or religious entity, so long as the lessee subleases the land for the placement and occupancy of tiny homes. Alternatively, the vacant land could be leased directly to the owners of tiny homes for their own occupancy.

Additionally, this bill would direct the Commissioner of Community Affairs to adopt rules and regulations, or publish a regulatory guidance document, or both, in order to provide construction code officials, developers, and prospective owners and occupants with enhanced technical assistance on acceptable approaches to constructing and siting tiny homes. The bill directs the commissioner to make the publication available on or before the first day of the seventh month next following enactment. The rules and regulations or regulatory guidance document would have to include, but not be limited to:

- (1) The permitted approaches to tiny home construction in on-site construction projects governed under the "State Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.);

- (2) The permitted approaches to pre-manufacturing tiny homes;
and
- (3) The dimensional requirements for various types of rooms and residential structures, such as bedrooms and staircases, and an explanation of any residential uses that may be precluded by the dimensional requirements.

COMMITTEE AMENDMENTS:

These amendments provide that a party leasing municipal land for the placement and occupancy of tiny homes is not required to pay property taxes in addition to any rental payment to the municipality. The amendments also permit a sectarian, denominational or religious corporation to lease land for tiny home rental purposes, so long as the land is used for the placement and occupancy of tiny homes, and not for sectarian, denominational or religious purposes. The amendments also make a technical change to the bill.

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

[First Reprint]

ASSEMBLY, No. 4822

STATE OF NEW JERSEY

DATED: DECEMBER 12, 2019

The Senate Community and Urban Affairs Committee reports favorably Assembly Bill No. 4822 (1R).

This bill permits municipalities to lease vacant municipal land for tiny home occupancy and directs the Department of Community Affairs to provide enhanced regulatory guidance concerning the construction and placement of tiny homes. Consistent with the 2018 International Residential Code, the bill defines “tiny home” as a dwelling that is 400 square feet or less in floor area excluding lofts.

The bill adds the use of vacant land for tiny home rental purposes to the list of public purposes for which the "Local Lands and Buildings Law," P.L.1971, c.199 (C.40A:12-1 et seq.), permits local government units to lease public land. Specifically, the bill permits a municipality, by ordinance, to lease vacant land owned by the municipality for the placement and occupancy of tiny homes. Under the bill, a lessee of the municipality could include the owner of a tiny home, a nonprofit entity, or a sectarian, denominational, or religious entity, provided that the land is used for the placement and occupancy of tiny homes. The bill also provides that any land leased for tiny home rental purposes would be exempt from property taxation.

Additionally, this bill directs the Commissioner of Community Affairs to adopt rules and regulations, or publish a regulatory guidance document, or both, to provide construction code officials, developers, and prospective owners and occupants with enhanced technical assistance concerning the construction and placement of tiny homes. Under the bill, the regulatory guidance would be required to include, at a minimum, the following specifications:

(1) the permitted approaches to tiny home construction in on-site construction projects governed under the "State Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.);

(2) the permitted approaches to pre-manufacturing tiny homes; and

(3) the dimensional requirements for various types of rooms and residential structures, such as bedrooms and staircases, and an explanation of any residential uses that may be precluded by the dimensional requirements.

As reported by the committee, this bill is identical to Senate Bill No. 3408 (1R), which was amended and reported by the committee on this date.

SENATE, No. 3408

STATE OF NEW JERSEY
218th LEGISLATURE

INTRODUCED JANUARY 31, 2019

Sponsored by:
Senator TROY SINGLETON
District 7 (Burlington)

SYNOPSIS

Permits municipalities to lease vacant municipal land for tiny home occupancy; directs DCA to enhance regulatory guidance on acceptable tiny home construction and use.

CURRENT VERSION OF TEXT

As introduced.



S3408 SINGLETON

2

1 AN ACT concerning tiny home occupancy on vacant municipal land,
2 supplementing P.L.1975, c.291 (C.40:55D-1 et seq.) and
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19 themselves unable to afford to purchase these homes, or even rent
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22 simple and viable alternative to the traditional house, that provides
23 the resident more affordable housing, and lowers their
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S3408 SINGLETON

1 persons with intellectual disabilities by any nonprofit corporation or
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15 and general welfare of the community of any nonprofit corporation
16 or association.

17 (j) The cultivation or use of vacant lots for gardening or
18 recreational purposes.

19 (k) The provision of electrical transmission service across the
20 lines of a public utility for a county or municipality pursuant to
21 R.S.40:62-12 through R.S.40:62-25.

22 (l) In any municipality, the lease of a tract of land of less than
23 five acres to a nonprofit corporation or association to cultivate and
24 sell fresh fruits and vegetables.

25 (m) The use of vacant land for tiny home rental purposes, in
26 accordance with section 1 of P.L. , c. (C.) (pending before
27 the Legislature as this bill).

28 Except as otherwise provided in subsection (k) of this section, in
29 no event shall any lease under this section be entered into for, with,
30 or on behalf of any commercial, business, trade, manufacturing,
31 wholesaling, retailing, or other profit-making enterprise, nor shall
32 any lease pursuant to this section be entered into with any political,
33 partisan, sectarian, denominational or religious corporation or
34 association, or for any political, partisan, sectarian, denominational
35 or religious purpose, except that a county or municipality may enter
36 into a lease for the use permitted under subsection (j) with a
37 sectarian, denominational or religious corporation; provided the
38 property is not used for a sectarian, denominational or religious
39 purpose. In the case of a municipality the governing body may
40 designate the municipal manager, business administrator or any
41 other municipal official for the purpose of entering into a lease for
42 the use permitted under subsection (j). Any lease entered into
43 pursuant to subsection (l) with a non-profit corporation or
44 association may permit the non-profit corporation or association to
45 sell fresh fruits and vegetables on the leased land, off the leased
46 land, or both, provided, that the sales are related and incidental to
47 the non-profit purposes of the corporation or association and the net
48 proceeds received by the non-profit corporation or association are

1 used to further the non-profit purposes of the corporation or
2 association. Property leased pursuant to subsection (1) of this
3 section shall be exempt from property taxation.
4 (cf: P.L.2011, c.171, s.2)

5

6 4. This act shall take effect immediately.

7

8

9

STATEMENT

10

11 This bill would permit municipalities to lease vacant municipal
12 land for tiny home occupancy and would direct the Department of
13 Community Affairs to enhance regulatory guidance on acceptable
14 tiny home construction and use. Consistent with the 2018
15 International Residential Code, the bill defines “tiny home” as a
16 dwelling that is 400 square feet or less in floor area excluding lofts.

17 The bill would add the use of vacant land for tiny home rental
18 purposes to the list of purposes, under the "Local Lands and
19 Buildings Law," P.L.1971, c.199 (C.40A:12-1 et seq.), for which
20 local units may lease public land. Specifically, the bill would
21 permit a municipality, by ordinance, to lease vacant land owned by
22 the municipality, for the placement and occupancy of tiny homes.

23 Additionally, this bill would direct the Commissioner of
24 Community Affairs to adopt rules and regulations, or publish a
25 regulatory guidance document, or both, in order to provide
26 construction code officials, developers, and prospective owners and
27 occupants with enhanced technical assistance on acceptable
28 approaches to constructing and siting tiny homes. The bill directs
29 the commissioner to make the publication available on or before the
30 first day of the seventh month next following enactment. The rules
31 and regulations or regulatory guidance document would have to
32 include, but not be limited to:

33 (1) The permitted approaches to tiny home construction in on-
34 site construction projects governed under the "State Uniform
35 Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et
36 seq.);

37 (2) The permitted approaches to pre-manufacturing tiny homes;
38 and

39 (3) The dimensional requirements for various types of rooms
40 and residential structures, such as bedrooms and staircases,
41 and an explanation of any residential uses that may be
42 precluded by the dimensional requirements.

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 3408

with committee amendments

STATE OF NEW JERSEY

DATED: DECEMBER 12, 2019

The Senate Community and Urban Affairs Committee reports favorably and with committee amendments Senate Bill No. 3408.

As amended, this bill permits municipalities to lease vacant municipal land for tiny home occupancy and directs the Department of Community Affairs to provide enhanced regulatory guidance concerning the construction and placement of tiny homes. Consistent with the 2018 International Residential Code, the bill defines “tiny home” as a dwelling that is 400 square feet or less in floor area excluding lofts.

The bill adds the use of vacant land for tiny home rental purposes to the list of public purposes for which the "Local Lands and Buildings Law," P.L.1971, c.199 (C.40A:12-1 et seq.), permits local government units to lease public land. Specifically, the bill permits a municipality, by ordinance, to lease vacant land owned by the municipality for the placement and occupancy of tiny homes. Under the bill, a lessee of the municipality could include the owner of a tiny home, a nonprofit entity, or a sectarian, denominational, or religious entity, provided that the land is used for the placement and occupancy of tiny homes. The bill also provides that any land leased for tiny home rental purposes would be exempt from property taxation.

Additionally, this bill directs the Commissioner of Community Affairs to adopt rules and regulations, or publish a regulatory guidance document, or both, to provide construction code officials, developers, and prospective owners and occupants with enhanced technical assistance concerning the construction and placement of tiny homes. Under the bill, the regulatory guidance would be required to include, at a minimum, the following specifications:

(1) the permitted approaches to tiny home construction in on-site construction projects governed under the "State Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.);

(2) the permitted approaches to pre-manufacturing tiny homes; and

(3) the dimensional requirements for various types of rooms and residential structures, such as bedrooms and staircases, and an explanation of any residential uses that may be precluded by the dimensional requirements.

As amended and reported by the committee, this bill is identical to Assembly Bill No. 4822 (1R), which was also reported by the committee on this date.

COMMITTEE AMENDMENTS:

The committee amendments provide that any land leased for tiny home rental purposes would be exempt from property taxation. The amendments also permit a sectarian, denominational, or religious entity to lease land for tiny home rental purposes, provided that the land is used for the placement and occupancy of tiny homes, and not for any sectarian, denominational, or religious purpose.

Governor Murphy Takes Action on Legislation

01/21/2020

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

S-62/A-2478 (Singleton, Oroho/DeAngelo, Houghtaling, Space) – Requires certain contractors to register under "The Public Works Contractor Registration Act"

S-358/A-4587 (Rice/Sumter, Reynolds-Jackson) – Establishes database with certain information about individuals elected to public office in this State

S-376/A-3839 (Madden, Gopal/Moriarty, Lagana, Mukherji, Murphy) – Eliminates eligibility time limit on tuition benefits for spouses of certain public safety workers killed in performance of their duties

S-497/A-4626 (Vitale, Madden/Mosquera, McKnight, Vainieri Huttle) – Allows certain prior statements by children to be admitted into evidence in child abuse and termination of parental rights cases

S-498/ACS for A-3391 (Vitale, Oroho/DeCroce, Johnson, DiMaso) – Makes various changes to "Criminal Injuries Compensation Act of 1971"

S-521/A-4378 (T. Kean, C.A. Brown, Pou, Ruiz/Caputo, Mukherji, Vainieri Huttle) – Requires NJ State Council on Arts to establish "Artist District" designation and select certain municipalities or areas within municipalities for such designation

S-589/ACS for A-422 (Weinberg/Mosquera, Jones, Moriarty) – Requires Secretary of State to establish secure Internet website for online voter registration; authorizes use of digitized signatures from New Jersey Motor Vehicle Commission's database

S-700/A-3836 (Ruiz, Cunningham/Schaer, Mukherji, Jasey) – "Higher Education Citizenship Equality Act"; defines domicile for dependent students for purpose of eligibility for State student grants and scholarships, and resident tuition rate

S-721/A-1751 (Greenstein, Cunningham, Diegnan/Quijano, Benson) – Authorizes use of certain electric school buses

S-758/A-1987 (Cunningham, Cruz-Perez/Sumter, Mukherji, Quijano) – Requires incarcerated individual from State to be counted at residential address for legislative redistricting purposes

S-765/A-541 (Cunningham, T. Kean, Ruiz/Mazzeo, Jasey, Vainieri Huttle, Sumter, Benson) – Prohibits Higher Education Student Assistance Authority from referring defaulted loans under New Jersey College Loans to Assist State Students (NJCLASS) Loan Program for certain actions if authority and borrower have entered into settlement agreement

S-782/A-1110 (Sarlo, Scutari/Downey, Houghtaling, Dancer) – Increases workers' compensation for loss of hand or foot

S-834 wGR/A-4186 (Scutari, Greenstein/Jones, Pintor Marin) – Prohibits resale of non-prescription diabetes test devices by pharmacists

S-939/A-3331 (Pou/Vainieri Huttle, Lopez, McKnight) – Requires forms and materials for individuals with developmental disabilities to be available in languages other than English

S-974/A-3040 (Singleton, T. Kean/Vainieri Huttle, Timberlake, Mosquera) – Requires newborn infants be screened for spinal muscular atrophy

- S-1032/A-2389 (Vitale, Gopal/Schaer, Benson, Verrelli)** – Concerns expansion of services provided by DHS mental health screening services
- S-1146/A-2365 (Codey, Rice/Vainieri Huttle, Mukherji, Downey)** – Requires hospital patient's medical record to include notation if patient is at increased risk of confusion, agitation, behavioral problems, and wandering due to dementia related disorder
- S-1298/ACS for A-2972 (A.M. Bucco, Singleton/Mazzeo, Dunn, Space)** – Permits municipalities to provide information on property tax bills concerning amount of local tax dollars saved through shared services
- S-1318/A-3156 (Ruiz, Scutari/Lampitt, Mosquera)** – Permits counties and non-governmental, community-based agencies to establish family justice centers which provide coordinated, multi-agency governmental and non-governmental assistance to victims of certain crimes and offenses, including domestic violence, and their family members
- S-1505/A-1707 (Vitale/Vainieri Huttle, Lampitt, Benson, Mosquera)** – Expands membership of NJ Task Force on Child Abuse and Neglect
- S-1647/A-3181 (Diegnan, Codey/Conaway, Vainieri Huttle, Benson, Murphy)** – Prohibits use of coupons, price rebates, and price reduction promotions in sales of tobacco and vapor products
- S-1683/A-4267 (Smith, Greenstein/McKeon, Space, Wirths)** – Concerns regulation of solid waste, hazardous waste, and soil and fill recycling industries
- S-1703/A-715 (Connors, Holzapfel/Gove, Rumpf, DiMaso)** – Exempts disabled veterans from beach buggy permit fees
- S-1791/A-3414 (Weinberg/Johnson, Vainieri Huttle, Houghtaling)** – Requires employers to disclose certain wage information to employees
- S-1796/A-4693 (Addiego, Sweeney/Murphy)** – Permits school district of residence to provide aid in-lieu-of transportation to pupil attending Marine Academy of Science and Technology provided certain conditions are met
- S-1832/A-211 (Ruiz, Sarlo/Chiaravalloti, Zwicker, Pintor Marin)** – Establishes loan redemption program and tuition reimbursement program for certain teachers of science, technology, engineering, and mathematics
- S-2267/A-3616 (Sweeney, Corrado/Burzichelli, Holley, Calabrese)** – Gives State lottery winners option of remaining anonymous indefinitely
- S-2303/A-4843 (Sweeney, Ruiz, Cunningham/Wimberly, Karabinchak, Calabrese)** – Requires establishment of Work and Learn Consortiums by certain educational institutions to establish certificate and degree programs identified in high labor-demand industries
- S-2389 wGR/A-5449 (Singleton/Quijano, Downey, Houghtaling, Moriarty)** – Requires New Jersey State Board of Pharmacy to establish prescription drug pricing disclosure website and certain pharmaceutical manufacturing companies to provide prescription drug price information
- S-2428/A-4965 (Scutari/Quijano, Vainieri Huttle)** – Requires that massage and bodywork therapists and employers carry professional liability insurance
- S-2469/A-3745 (Singleton, Oroho/Wirths, Mazzeo, Space)** – Prohibits person from contracting for public work if person is federally debarred from receiving federal contract
- S-2511/A-4020 (Madden/Mazzeo, Murphy, Johnson)** – Changes title of DEP "conservation officer" to "conservation police officer"
- S-2521/A-4087 (Cryan, Greenstein/Vainieri Huttle, Lopez, Timberlake)** – Requires reporting of inmate abuse by employees of State correctional facilities and establishes reporting and investigation program
- S-2522/A-4090 (Cryan, Greenstein/Vainieri Huttle, Lopez, Timberlake)** – Limits cross gender strip searches in

State correctional facilities

S-2532/A-4086 (Greenstein, Cruz-Perez/Vainieri Huttle, Lopez, Timberlake) – Requires correctional police officers receive 20 hours in-service training, including four hours in prevention of sexual misconduct, non-fraternization, and manipulation

S-2555/A-3990 (Gopal, Ruiz/Mukherji, Benson, Karabinchak) – Allows dependent students whose parents or guardians hold H-1B visas to qualify for in-State tuition at public institutions of higher education provided they meet certain criteria

S-2564/A-3519 (Turner, Singleton/Benson, McKnight, Jasey) – Establishes "Restorative Justice in Education Pilot Program" in Department of Education

SCS for S-2599/ACS for A-1268 (Bateman, Beach/Tucker, Conaway, Lampitt, Quijano) – Authorizes veterans' property tax exemption and veterans' property tax deduction for honorably discharged veterans of United States Armed Forces who did not serve in time of war or other emergency

S-2826/A-3274 (Greenstein/Vainieri Huttle, Dancer, Benson) – Requires institutions of higher education to offer cats and dogs no longer used for educational, research, or scientific purposes for adoption; designated the "Homes for Animal Heroes Act"

S-2849/A-4590 (A.M. Bucco/DiMaio, Caputo, Dunn) – Designates Seeing Eye® dog as State Dog

S-3036/A-1697 (Lagana, Scutari/Dancer, Downey) – Prohibits medical providers from reporting certain workers' compensation medical charges to collection and credit reporting agencies

S-3061/A-4603 (Ruiz, Greenstein/Lampitt, Mukherji, Benson) – Provides corporation business tax and gross income tax credits for businesses that participate in DOL registered apprenticeship programs; establishes grant program for tax-exempt organizations participating in DOL registered apprenticeship programs

S-3065/A-4657 (Ruiz, Singleton/Armato, Benson, Timberlake) – Establishes youth apprenticeship pilot program in Department of Education

S-3067/A-4602 (Ruiz, Singleton/Lampitt, Reynolds-Jackson, Sumter) – Establishes five year Apprentice Assistance and Support Services Pilot Program

S-3116/A-4683 (Ruiz/Speight, Munoz, Tucker) – Requires certain medical facilities to undertake end-of-life planning and training

S-3117/A-4685 (Ruiz/Speight, Pinkin, Munoz) – Requires emergency departments to take certain measures concerning palliative care for patients

S-3126/A-4107 (Gopal/Benson, DeCroce, Chiaravalloti) – Requires drivers to stop at railroad crossing when on-track equipment is approaching railroad crossing

S-3170/A-5145 (Cryan, Pou/Quijano, Milam, Land) – Increases prenotification time and requires severance pay in certain plant closings, transfers, and mass layoffs

S-3227/A-5261 (Gopal/Tully, Pinkin, Swain) – Requires restaurants to post signs advising customers to notify servers of food allergies; requires restaurant managers to complete food allergen training

S-3265/A-3178 (Turner, Codey, Vitale/Conaway, Murphy, Vainieri Huttle) – Prohibits sale or distribution of flavored vapor products

[Copy of Statement](#)

S-3330 wGR/A-5066 (Addiego, Singleton/Jones, Vainieri Huttle, Lampitt, Murphy) – Establishes pilot program in DCF to study impact of child care services provided by community providers operating in public school facilities; requires community providers to meet certain criteria

S-3422/A-6056 (Singer, T. Kean/Houghtaling, Downey, Vainieri Huttle) – Requires declaration of Code Blue

alert when National Weather Service predicts temperatures of 32 degrees Fahrenheit or lower

S-3468/A-5105 (Sweeney, Singleton/Murphy, Karabinchak, Vainieri Huttle) – Establishes Task Force on Maximizing Employment for People with Disabilities

S-3511/A-5298 (Singer, T. Kean/Mukherji, Vainieri Huttle, Downey) – Authorizes certain health care and social service resources to be made available during Code Blue alert

S-3581/A-5963 (Singleton/Lopez, Quijano) – Prohibits certain business financing contracts that contain judgment by confession provisions

S-3685/A-5345 (Sarlo, Singleton/Mukherji, Conaway, McKnight) – Establishes program to increase participation of underrepresented students in New Jersey's science and engineering workforce

S-3756/A-6115 (Ruiz, Sarlo, O'Scanlon/Jasey, Jones, Wirths) – Requires limited purpose regional school districts to coordinate with constituent districts regarding school calendar and curriculum

S-3763/A-6116 (Addiego, Bateman, Sarlo/DeAngelo, Dancer, Space) – Renames joint meetings as regional service agencies; grandfathers existing joint meetings

S-3869/A-5561 (Sarlo/Burzichelli, Houghtaling) – Prohibits local governments from imposing fines on alarm companies in certain circumstances

S-3871/A-5427 (Bateman, Scutari/DePhillips, McKeon) – Adds member from Retired Judges Association of New Jersey to State Investment Council

SCS for S-3878/ACS for A-5394 (Ruiz, Weinberg, Cunningham/Moriarty, McKnight, Pinkin) – Reaffirms and clarifies that Attorney General and Division on Civil Rights may initiate actions in Superior Court to enforce "Law Against Discrimination"

S-3920 wGR/A-5552 (Pou/Wimberly, Sumter) – Concerns provision of energy to certain manufacturing facilities by providing exemptions to certain energy related taxes

S-3923/A-5680 (Madden, Singleton/Giblin, Timberlake, Murphy) – Concerns labor harmony agreements for hospitality projects

SCS for S-3939 and 3944/ACS for A-5681 and 5682 (Smith, Greenstein, Bateman, Codey/Pinkin, Lopez, McKeon) – Establishes Recycling Market Development Council

S-3985/A-5663 (Smith/McKeon, Pinkin, Vainieri Huttle) – Amends "Electric Discount and Energy Competition Act" to add definition of "open access offshore wind transmission facility" and revises law concerning "qualified offshore wind projects"

S-4025/A-5695 (Pou/Wimberly, Sumter) – Makes FY 2020 language allocation of \$1,000,000 appropriated to Grants for Urban Parks to Hinchliffe Stadium in Paterson

S-4162/A-6014 (Smith, Greenstein/Vainieri Huttle, Pinkin, Houghtaling) – Establishes NJ Climate Change Resource Center at Rutgers University; appropriates up to \$500,000

S-4165/A-4364 (Rice/Giblin, Caputo, Tucker) – Expands University Hospital board of directors membership from 11 to 13 members

S-4188/A-6075 (Beach/Murphy, Dancer, Lampitt) – "Lindsay's Law"; provides tax benefits to organ and bone marrow donors and their employers, and provides paid time off to donors who are State or local government employees

S-4200/A-5855 (Ruiz, Turner/Coughlin, Lampitt, Holley) – Requires State to pay difference between federal allocation and total cost of reduced price breakfast or lunch; appropriates \$4.5 million

S-4247/A-6049 (Gopal, O'Scanlon/Conaway, Houghtaling, Downey) – Establishes criteria for distribution of Fiscal Year 2020 funding to Community Food Bank of New Jersey and partner organizations

S-4264/A-5962 (Pou/Wimberly, Sumter, Calabrese) – Designates State Highway Route 19 as "William J. Pascrell Jr. Highway"

S-4275/A-6088 (Smith, Greenstein/Burzichelli) – Allows BPU to increase cost to customers of Class I renewable energy requirement for energy years 2022 through 2024, under certain conditions

S-4276/A-6109 (Corrado, Bateman/Armato, Calabrese, Land) – Appropriates \$32,153,936 to State Agriculture Development Committee, and amends 2017 appropriations for stewardship activities, for farmland preservation purposes

S-4277/A-6112 (Greenstein, Bateman/Freiman, Danielsen, Downey) – Appropriates \$5,000,000 from constitutionally dedicated CBT revenues to State Agriculture Development Committee for municipal planning incentive grants for farmland preservation purposes

S-4278/A-6108 (Greenstein, Bateman/Taliaferro, Karabinchak, Kennedy) – Appropriates \$21 million from constitutionally dedicated CBT revenues to State Agriculture Development Committee for county planning incentive grants for farmland preservation purposes

S-4279/A-6106 (Smith, Bateman/Houghtaling, Reynolds-Jackson, Pinkin) – Appropriates \$1,350,000 from constitutionally dedicated CBT revenues to State Agriculture Development Committee for grants to certain nonprofit organizations for farmland preservation purposes

S-4286/A-5890 (Vitale/Swain, Jones) – Clarifies procedures concerning collection of child support on behalf of child over age 19 when court has ordered such support

S-4309/A-6107 (Turner, Cruz-Perez/Mejia, Vainieri Huttie, Zwicker) – Appropriates \$13,902,723 from constitutionally dedicated CBT revenues to NJ Historic Trust for grants for certain historic preservation projects and associated administrative expenses

S-4310/A-6114 (Codey, Bateman/Carter, Murphy, Lopez) – Appropriates \$8,872,682 to DEP from constitutionally dedicated CBT revenues for grants to certain nonprofit entities to acquire or develop lands for recreation and conservation purposes

S-4311/A-6113 (Greenstein, Bateman/Speight, Mukherji, Verrelli) – Appropriates \$77,450,448 from constitutionally dedicated CBT revenues and various Green Acres funds to DEP for local government open space acquisition and park development projects

S-4312/A-6111 (Smith, Bateman/Giblin, Mazzeo, Land) – Appropriates \$36.143 million from constitutionally dedicated CBT revenues for recreation and conservation purposes to DEP for State capital and park development projects

S-4313/A-6110 (Corrado, Bateman/Moriarty, McKeon, Swain) – Appropriates \$33.915 million from constitutionally dedicated CBT revenues to DEP for State acquisition of lands for recreation and conservation purposes, including Blue Acres projects

SCS for S-4315/ACS for A-6063 (Beach, Turner/Jones, Zwicker) – Creates fund to reimburse local units of government for cost of certain mail-in ballot procedures; appropriates \$3,000,000

SJR-51/AJR-189 (Rice, Turner/Verrelli, Reynolds-Jackson, Sumter) – Establishes the "New Jersey State Commission on Urban Violence"

SJR-65/AJR-90 (Weinberg, Addiego/DiMaso, Vainieri Huttie, Schepisi) – Designates March 19th "Women in Public Office Day" in New Jersey

SJR-80/AJR-121 (Lagana, Weinberg/Jones, Benson, Chiaravalloti, DeCroce) – Urges federal government to adhere to commitment to improve Northeast Corridor rail infrastructure by providing funding to complete Gateway Program

SJR-125/AJR-169 (Gopal, Codey/Wolfe, Pinkin) – Designates the second week of October of each year as "Obesity Care Week" in NJ

- A-344/S-1575 (Murphy, McKeon, Timberlake/Cruz-Perez, Singleton)** – Revises certain aspects of the New Jersey Individual Development Account Program
- A-1040/S-3928 (Houghtaling, Taliaferro/Andrzejczak)** – Establishes NJ "Landowner of the Year" award program
- A-1146/S-4330 (Wimberly, Holley/Pou, Singleton)** – Establishes "New Jersey Investing in You Promise Neighborhood Commission"
- A-1277/S-2629 (Tucker, Holley, Lopez/Singleton, Gopal)** – Requires hospitals and homeless shelters to provide information on services and resources to individuals who are homeless or military veterans
- A-1449/S-3168 (Benson, DeAngelo/Greenstein, Turner)** – Provides job security to certain organ and bone marrow donors
- A-1477/S-3228 (Chaparro, Vainieri Huttle, Benson, Jimenez, Mukherji, Downey/Gopal, Scutari)** – Establishes Statewide Hit and Run Advisory Program to facilitate apprehension of persons fleeing motor vehicle accident scene; designated as "Zackhary's Law"
- A-1478/S-1648 (Chaparro, Vainieri Huttle/Diegnan, T. Kean)** – Revises law governing theater liquor licenses
- A-1604/S-2734 (Conaway, Murphy, Jimenez/Singleton)** – "Recreational Therapists Licensing Act"
- A-1796/S-2609 (McKeon, Downey/Lagana, Gopal)** – Prevents criminal defendant from asserting "gay and transgender panic" defense to murder charge in order to reduce charge to manslaughter committed in heat of passion
- A-1924/S-2930 (Mukherji, A.M. Bucco, DeAngelo, DeCroce/Beach)** – Exempts certain honorably discharged United States military veterans from initial insurance producer licensing fee
- A-1992/S-1780 (Sumter, Benson, Vainieri Huttle, Houghtaling, Wimberly/Diegnan, Turner)** – "New Jersey Call Center Jobs Act"
- A-2183/S-1687 (Land, Johnson/Cruz-Perez, Andrzejczak)** – "Music Therapist Licensing Act"
- ACS for A-2431 wGR/SCS for S-1865 (Benson, Jimenez, DeCroce/Weinberg, T. Kean)** – Requires health insurers to provide plans that limit patient cost-sharing concerning certain prescription drug coverage
- ACS for A-2444 and S-2656/S-2081 (Benson, Lampitt, Pinkin, Mukherji/Turner, Singleton)** – Provides for coverage of comprehensive tobacco cessation benefits in Medicaid
- A-2767/S-2924 (Greenwald, Mosquera, McKnight/Greenstein, Singleton)** – Amends certain provisions of sexual assault statute to clarify elements necessary for conviction
- A-3312/S-1972 (Murphy, Lagana, Downey, Sumter/Gopal, Corrado)** – Requires Legislature to adopt and distribute policy prohibiting sexual harassment; requires members, officers, and employees of Legislature to complete online training on policy once every two years
- A-3670/S-995 (Benson, Giblin, Murphy/Vitale, Weinberg)** – Provides for designation of acute stroke ready hospitals, establishes Stroke Care Advisory Panel and Statewide stroke database, and requires development of emergency medical services stroke care protocols
- ACS for A-4136/SCS for S-2675 (Land, Milam/Andrzejczak, Van Drew)** – Establishes Possession In Excess of Daily Limit Vessel License for black sea bass and summer flounder; dedicates fees therefrom to marine fisheries programs
- A-4147/S-2744 (Lampitt, Houghtaling, Zwicker/Ruiz, Corrado)** – Requires school districts and nonpublic schools to conduct audit of security features of buildings, grounds, and communication systems and to submit audit to NJ Office of Homeland Security and Preparedness and DOE

- A-4150/S-2742 (Lampitt, Jones, Timberlake/Ruiz, Corrado)** – Requires meeting between student and appropriate school personnel after multiple suspensions or proposed expulsion from public school to identify behavior or health difficulties
- A-4151/S-2745 (Swain, Tully, Jasey/Ruiz, Corrado)** – Requires school security training for persons employed by public and nonpublic schools in substitute capacity and for employees and volunteers of youth programs operated in school buildings
- A-4260/S-4335 (Timberlake, Giblin, Tucker, Caputo/Pou, Scutari)** – Prohibits sale of certain toy guns and imitation firearms
- A-4370/S-2919 (Carroll/A.M. Bucco)** – Increases membership of board of trustees of Washington Association of New Jersey
- A-4377/S-2934 (Benson, Land, DeCroce/Greenstein)** – Requires DOT and OIT to develop materials concerning capabilities of airports in NJ and establishes "Public Use Airports Task Force"
- A-4517/S-4341 (Wimberly, Speight, Reynolds-Jackson/Singleton, Cunningham)** – Establishes "New Jersey Eviction Crisis Task Force"
- A-4529/S-3191 (Mazzeo, Armato/Gopal, Andrezejczak)** – Concerns reimbursements to Superstorm Sandy-impacted homeowners subjected to contractor fraud
- A-4563/S-3096 (Zwicker, Benson/Greenstein, Gill)** – Prohibits use of bots to deceive person about origin and content of communication for certain commercial or election purposes
- A-4564/S-3087 (Zwicker, Freiman/Greenstein)** – Establishes "Voting Precinct Transparency Act;" requires filing of election district, county district, and municipal ward boundary data with Secretary of State for posting and download on official website with matching election results data
- A-4699/S-2938 (Moriarty, Burzichelli, Bramnick/Turner)** – Regulates annual report filing services
- A-4803/S-4211 (Greenwald, Johnson, Pintor Marin/Cryan, Vitale)** – Authorizes certain entities to directly bill Victims of Crime Compensation Office for counseling services provided to victims of firearm and stabbing crimes
- A-4822/S-3408 (Wimberly, Tully, Swain/Singleton, Greenstein)** – Permits municipalities to lease vacant municipal land for tiny home occupancy; directs DCA to enhance regulatory guidance on acceptable tiny home construction and use
- A-4904 wGR/S-3347 (Mukherji, Quijano, Mazzeo/Cryan, Sweeney)** – Concerns property taxes due and owing on real property owned by certain federal employees or contractors under certain circumstances
- A-4954/S-3368 (Quijano, Murphy, Carter/Singleton, Greenstein)** – Revises requirements for provision of counseling and support services to emergency services personnel
- ACS for A-4972/SCS for S-1490 (Moriarty/Beach, Scutari)** – Establishes certain consumer protections related to arbitration organizations
- A-4978 wGR/S-3498 (Timberlake, Zwicker, Vainieri Huttle/Greenstein, Cryan)** – Prohibits online education services from using and disclosing certain information, engaging in targeted advertising, and requires deletion of certain information in certain circumstances
- A-5023/S-3467 (McKnight, Mukherji, Chaparro, Chiaravalloti/Cunningham)** – Exempts from DOT permitting requirements certain signs not located in protected areas that have been approved by municipality
- A-5028/S-3523 (Mukherji, Conaway, Pintor Marin/Vitale, Diegnan)** – Establishes "James Nicholas Rentas's Law," revises "New Jersey SmokeFree Air Act"
- A-5029/S-3522 (Sumter, Reynolds-Jackson, Johnson/Rice, T. Kean)** – Requires New Jersey Office on Minority and Multicultural Health to study racial disparities on sexual and reproductive health of African-American women

A-5031/S-3455 (Speight, McKnight, Timberlake/Ruiz) – Requires hospital emergency departments to ask person of childbearing age about recent pregnancy history

A-5314/S-3692 (Zwicker, Milam, Mazzeo/Cryan, Ruiz) – Requires DHS to study social isolation occurring in certain population groups

A-5344/S-3833 (Mukherji, Vainieri Huttel, Milam/Gopal, Corrado) – Establishes uniform standard for acceptable proof of veteran status for veteran's ID cards and various State and local programs

A-5388/S-3895 (Speight, Pintor Marin, Greenwald/Greenstein, Ruiz) – Requires specialized in-service training regarding crime victims for police departments in certain high-crime areas

A-5389/S-3896 (Speight, Pintor Marin, Greenwald/Greenstein, Ruiz) – Requires training or experience in crime victims' rights for certain members of Victims of Crime Compensation Review Board

A-5432/S-3796 (Milam, Land/Andrzejczak) – Requires DEP Commissioner to establish individual transferable quota system for menhaden purse seine fishery

A-5445/S-3909 (Swain, Tully, Spearman/T. Kean, Corrado) – Requires AG to establish program to detect fentanyl in State's illegal drug supply and make information related to presence of fentanyl available in database accessible by law enforcement

A-5511/S-1852 (Spearman, Jones, Reynolds-Jackson/Turner, Cruz-Perez) – Revises certain penalties for illegal operation of snowmobile, all-terrain vehicle, or dirt bike

A-5580/S-3842 (Johnson, Moriarty, Greenwald/Weinberg, Sarlo) – Extends availability period for tax credits for certain expenses incurred for production of certain film and digital media content, raises annual cap related to film production, and provides for annual administration of film tax credits

A-5583/S-3919 (Pinkin, Lopez, Mukherji/Smith, Bateman) – Prohibits sale, lease, rent, or installation of certain equipment or products containing hydrofluorocarbons or other greenhouse gases

A-5630/S-3981 (Pintor Marin, Munoz, Reynolds-Jackson/Weinberg, Corrado) – Requires Civil Service Commission to establish and maintain hotline for State employees to submit reports of workplace discrimination and harassment

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A-5667/S-3933 (Mukherji, Vainieri Huttel, Armato, DeCroce, Karabinchak/Singer, Scutari) – "Charlie's Law"; requires pharmacy practice sites and hospice programs to furnish patients with information and means to safely dispose of unused prescription drugs and medications

A-5801/S-4064 (Coughlin, Houghtaling, Verrelli/Singleton, Sweeney) – Concerns responsibility of contractors for wage claims against subcontractors

A-5817/S-4263 (Mazzeo, Armato/Cunningham, Sweeney, C.A. Brown) – Allows certain persons to qualify for casino key employee license and casino employee registration

A-5916/S-4255 (Chiaravalloti, McKnight, Karabinchak/Cunningham, Weinberg) – Authorizes DOH to notify elected officials of financial distress of certain hospitals

A-5918/SCS for S-3741 and 4253 (Chiaravalloti, McKnight/Weinberg, Cunningham, Vitale) – Expands hospital reporting requirements

A-5970/S-4201 (Lopez, Speight, Chaparro/Codey) – Amends list of environmental infrastructure projects approved for long-term funding for FY2020 to include new projects, remove certain projects, and modify estimated loan amounts for certain projects

A-5971/S-4202 (Mukherji, Pintor Marin, Spearman/Bateman, Corrado) – Authorizes NJ Infrastructure Bank to expend additional sums to make loans for environmental infrastructure projects for FY2020

A-5972/S-4203 (Pinkin, Benson, Zwicker/Greenstein, Singleton) – Makes changes to New Jersey Infrastructure Bank's enabling act

A-5977/S-4282 (Greenwald, Downey, Vainieri Huttie/Vitale, Singleton) – Provides for establishment of Regional Health Hub Program as replacement to Accountable Care Organization Demonstration Project, and designates existing accountable care organizations and look-alike organizations as Regional Health Hubs

A-6119/S-4336 (Egan, Houghtaling/Madden) – Revises "The Public Works Contractor Registration Act" and amends definition of registered apprenticeship program

AJR-35/SJR-159 (McKnight, Chaparro, Chiaravalloti, DeCroce/Cunningham, Greenstein) – Designates third full week in March as "Domestic Violence Services Awareness Week" to bring awareness of services available to domestic violence victims

AJR-103/SJR-70 (Rooney, DePhillips, Murphy/Corrado) – Permanently designates January as "NUT Carcinoma Awareness Month" in New Jersey

AJR-118/SJR-157 (McKnight, Timberlake, McKeon/Pou, Madden) – Designates April of each year as "Financial Literacy Month" in New Jersey

AJR-180/SJR-112 (DeAngelo, McKnight, Murphy/Singleton, Corrado) – Designates February in each year as "Career and Technical Education Month" in New Jersey

Governor Murphy declined to sign the following bills, meaning they expire without becoming law:

S-691/A-657 (Ruiz, Pou/Jasey, Caputo, Pintor Marin, Sumter, Wimberly) – Requires that if a school district satisfies 80% or more of the required NJ Quality Single Accountability Continuum standards in an area of district effectiveness under State intervention, the State must return that area to local control

S-1083/A-544 (Cruz-Perez, Gopal/Mazzeo, Houghtaling, Holley, Dancer) – Establishes loan program and provides corporation business tax and gross income tax credits for establishment of new vineyards and wineries

S-2421/A-1030 (Smith, Bateman/Johnson, Kennedy, Benson, DeAngelo) – Concerns installation of electric vehicle charging stations in common interest communities

S-2425/A-3851 (Singleton, Andrzejczak/Conaway) – Revises law relating to common interest communities

S-2429/A-4028 (Scutari, Pou/Bramnick, Downey) – Requires automobile insurers to disclose policy limits upon request by an attorney under certain circumstances

S-2835/A-3926 (Singleton, Ruiz/Conaway, Lampitt, Murphy) – Requires public schools to administer written screenings for depression for students in certain grades

S-2897/A-1433 (Madden, Singer/Benson, Wimberly, Carter) – Requires DCA to establish procedures for inspection and abatement of mold hazards in residential buildings and school facilities, and certification programs for mold inspectors and mold hazard abatement workers

S-2957/A-4712 (Stack/Mukherji, Chaparro) – Establishes five-year moratorium on conversions of certain residential rental premises in qualified counties

S-2958/A-4535 (Sarlo, Oroho/Zwicker, DePhillips, DeCroce) – Establishes the "Energy Infrastructure Public-Private Partnership Act"

S-3062/A-2049 (Ruiz, Greenstein/Howarth, Benson, Murphy) – Provides corporation business tax and gross income tax credits for businesses that employ apprentices in DOL registered apprenticeships

S-3063/A-4655 (Ruiz/Armato, Vainieri Huttie, DeAngelo) – Provides tuition fee waiver apprenticeship courses

S-3137/A-1308 (Sweeney, Oroho, Singleton/Greenwald, Milam, Land) – The "Electronic Construction Procurement Act"

S-3252/A-4713 (Greenstein, Stack/DeAngelo, Quijano) – "New Townhouse Fire Safety Act"; requires automatic fire sprinkler systems in new townhomes

S-3263/A-4837 (T. Kean, Diegnan/Vainieri Huttie, Chiaravalloti, McKnight) – Revises and updates membership and purpose of Advisory Council on the Deaf and Hard of Hearing in DHS

S-3270/A-5095 (Pou/McKeon, Freiman, DeCroce) – Establishes certain requirements for stop loss insurance offered to small employers

S-3393/ACS for A-5384 and 5157 (Sarlo, Addiego/Mazzeo, Murphy, Houghtaling, Calabrese, Armato, Dancer) – Allows certain preserved farms to hold 14 special occasion events per year; imposes further event restrictions on residentially-exposed preserved farms

S-3770/A-6118 (Sarlo, Oroho, Sweeney/Greenwald, Jones) – Establishes "New Jersey Economic and Fiscal Policy Review Commission" to provide ongoing review of State and local tax structure, economic conditions, and related fiscal issues

S-3888/A-5585 (Ruiz/Dancer, Pintor Marin) – Extends document submission deadlines under Economic Redevelopment and Growth Grant program and Urban Transit Hub Tax Credit program

S-4035/A-5702 (Pou, Singleton/Wimberly, Reynolds-Jackson, Sumter) – Makes Fiscal Year 2020 supplemental appropriation of \$1,700,000 for Thomas Edison State University

S-4281/A-6094 (Smith, Diegnan/Danielsen, Pinkin) – Requires State to sell and convey to Educational Services Commission of New Jersey certain land and improvements known as Piscataway Regional Day School

S-4331/A-4727 (Diegnan, Madden/Karabinchak, Holley, Jones) – Requires person taking written examination for permit to watch video of rights and responsibilities of driver stopped by law enforcement; requires testing on rights and responsibilities of driver stopped by law enforcement

A-491/S-4340 (Jimenez/Sacco, Stack) – Enhances PFRS accidental death pension for surviving spouse by providing for minimum of \$50,000 annually

A-1044/S-1441 (Houghtaling, Downey, DiMaio, Space/Doherty, Madden) – Requires Director of Division of Taxation to examine feasibility of centralized property tax information system to verify property taxes paid by homestead property tax reimbursement claimants

A-1045/S-2856 (Houghtaling, Downey, Dancer/Gopal, Oroho) – Clarifies sales tax collection responsibilities of horse-boarding businesses in New Jersey

A-1526/S-1048 (Zwicker, Johnson/Vitale) – Concerns payment of independent contractors

A-2731/S-3407 (Taliaferro, Space/Sweeney, Oroho) – Removes statutory limitation on number of permits that may be issued by Division of Fish and Wildlife for the taking of beaver

A-4382/S-2815 (Pinkin, Lopez, Kennedy/Beach, Smith) – Requires paint producers to implement or participate in paint stewardship program

A-4463/S-3927 (Freiman, Egan, Karabinchak/Oroho, Andrzejczak) – Establishes "Electronic Permit Processing Review System"

A-4788/S-3880 (Karabinchak, Freiman, Calabrese/Diegnan) – Establishes expedited construction inspection program

A-5072/S-3496 (Karabinchak, Johnson, Mukherji/Greenstein, Cryan) – "Defense Against Porch Pirates Act"; creates new category of theft, with penalties including mandatory restitution and community service, for taking package delivered to residence by cargo carrier

A-5446/S-3907 (Land, Reynolds-Jackson, Verrelli/T. Kean, Lagana) – Requires reporting of opioid deaths

A-5629/S-3980 (Pintor Marin, Munoz/Weinberg, Corrado) – Clarifies provisions concerning disclosure of existence and content of discrimination or harassment complaints; requires certain disclosures to person against whom complaint is made

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ACS for A-5922 and 5923/SCS for S-4223 and 4224 (Conaway, Vainieri Huttle, Lopez, Pinkin/Vitale, Sweeney) – Revises requirements for sale of tobacco and vapor products; increases penalties for prohibited sales; increases fees for cigarette and vapor business licensure

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