

46:15-15 to 46:15-18
LEGISLATIVE HISTORY CHECKLIST
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LAWS OF: 2021 **CHAPTER:** 274

NJSA: 46:15-15 to 46:15-18 (Concerns certain restrictive covenants on real property.)

BILL NO: S2861 (Substituted for A5390 (1R))

SPONSOR(S) Singleton, Troy and others

DATE INTRODUCED: 8/27/2020

COMMITTEE: **ASSEMBLY:** Housing

SENATE: Community & Urban Affairs

AMENDED DURING PASSAGE: Yes

DATE OF PASSAGE: **ASSEMBLY:** 6/24/2021

SENATE: 6/30/2021

DATE OF APPROVAL: 11/8/2021

FOLLOWING ARE ATTACHED IF AVAILABLE:

FINAL TEXT OF BILL (Second Reprint enacted) Yes

S2861

INTRODUCED BILL (INCLUDES SPONSOR'S STATEMENT): Yes

COMMITTEE STATEMENT: **ASSEMBLY:** Yes

SENATE: Yes

(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: Yes

LEGISLATIVE FISCAL ESTIMATE: No

A5390 (1R)

INTRODUCED BILL (INCLUDES SPONSOR'S STATEMENT): Yes

COMMITTEE STATEMENT: **ASSEMBLY:** Yes

SENATE: No

(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

(CORRECTED COPY)

P.L. 2021, CHAPTER 274, *approved November 8, 2021*

Senate, No. 2861 (*Second Reprint*)

1 AN ACT concerning discriminatory restrictive covenants in deeds
2 and supplementing Title 46 of the Revised Statutes.

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

6
7 ²1. The Legislature finds and declares:

8 a. Restrictive covenants in deeds for real property that establish
9 certain restrictions on the ownership or use of real property are
10 prohibited by sections 4 and 11 of the “Law Against
11 Discrimination,” P.L.1945, c.169 (C.10:5-4 and C.10:5-12),
12 including restrictions on the basis of race, creed, color, national
13 origin, ancestry, age, marital status, affectional or sexual
14 orientation, familial status, disability, liability for service in the
15 Armed Forces of the United States, nationality, sex, gender identity
16 or expression, or source of lawful income used for rental or
17 mortgage payments.

18 b. While these forms of restrictive covenants are unlawful and
19 therefore unenforceable, no State law currently exists that would
20 require an unlawful and unenforceable restrictive covenant that
21 currently exists in a deed for real property to be removed.
22 Unsuspecting homeowners or potential home buyers who encounter
23 restrictive language in a deed and do not understand the intricacies
24 of the “Law Against Discrimination” may be discouraged from
25 buying a home or continuing to reside in a home for which the
26 ownership document, the deed, contains this language.
27 Furthermore, a person who has purchased a home without realizing
28 that such language is contained in the deed may feel shocked and
29 upset after reading the deed.

30 c. Allowing this type of language to continue to be contained
31 in a legal document recorded by a governmental entity of the State
32 of New Jersey, either the county clerk or the county register of
33 deeds and mortgages, is a reminder of a hurtful and shameful
34 national legacy that has been outlawed by the United States
35 Congress, and by the New Jersey Legislature through the “Law
36 Against Discrimination.”

37 d. The Virginia Legislature recently enacted a law prohibiting
38 the recording of a deed after July 1, 2020 that references the

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 floor amendments adopted October 29, 2020.

²Assembly AHO committee amendments adopted June 2, 2021.

1 specific portion of a restrictive covenant purporting to restrict the
2 ownership or use of the property as prohibited under the Virginia
3 Fair Housing Law. The Virginia law also provides a property
4 owner the ability to legally remove such an unenforceable
5 restrictive covenant from their deed.

6 e. The New Jersey Legislature has reviewed this Virginia law
7 and has determined that such a law shall be enacted in this State in
8 furtherance of the Legislature’s continuing efforts to ensure that the
9 hateful and hurtful legacy embodied in many land transactions is
10 forever removed from State land deeds.²

11
12 ²[1.] 2.² A deed recorded on or after January 1, ²[2021]
13 2022² shall not contain a reference to the specific portion of a
14 restrictive covenant purporting to restrict the ownership or use of
15 real property as prohibited by section 4 of P.L.1945, c.169 (C.10:5-
16 4) or subsection g. of section 11 of P.L.1945, c.169 (C.10:5-12). A
17 county clerk or a register of deeds and mortgages shall refuse to
18 accept any deed submitted for recordation that references the
19 specific portion of any such restrictive covenant. An attorney or
20 title company preparing or submitting a deed for recordation shall
21 ensure that the specific portion of such a restrictive covenant is not
22 specifically referenced in the deed prior to the deed being submitted
23 for recordation. A deed may include a general provision that states
24 that the deed is subject to any and all covenants of record; however,
25 such provisions shall not apply to the specific portion of a
26 restrictive covenant purporting to restrict the ownership or use of
27 the property as prohibited by section 4 of P.L.1945, c.169 (C.10:5-
28 4) or subsection g. of section 11 of P.L.1945, c.169 (C.10:5-12).

29 Any deed that is recorded in the land records on or after January
30 1, ²[2021] 2022² that mistakenly contains such a restrictive
31 covenant shall nevertheless constitute a valid transfer of real
32 property.

33
34 ²[2.] 3.² A restrictive covenant prohibited by section 4 of
35 P.L.1945, c.169 (C.10:5-4) or subsection g. of section 11 of
36 P.L.1945, c.169 (C.10:5-12) may be released by the owner of the
37 real property subject to the restrictive covenant by recording a
38 “Certificate of Release of Certain Prohibited Covenants.” The real
39 property owner may record such a certificate prior to recordation of
40 a deed conveying real property to a purchaser, or when a real
41 property owner discovers that such a prohibited covenant exists and
42 chooses to affirmatively release it. The form of the certificate shall
43 be promulgated by the ²[Administrative Office of the Courts],
44 Department of Community Affairs² and shall be available at the
45 county office, or on the ²Internet² website, of the county clerk or
46 register of deeds and mortgages, as appropriate to the county in
47 which the real property is located ², and shall also be available on

1 the Internet website of the Department of Community Affairs².
2 There shall be no filing fee, or any other fee, charged to the owner
3 of a real property for the filing of this certificate.

4 The certificate promulgated by the ²Administrative Office of
5 the Courts] Department of Community Affairs² shall conform
6 substantially to the following "Certificate of Release of Certain
7 Prohibited Covenants" format:

8 CERTIFICATE OF RELEASE OF CERTAIN PROHIBITED
9 COVENANTS

10

11 County of Record: _____

12

13 Date of Deed Containing Prohibited Covenant: _____

14

15 Deed Book: _____ Page: _____

16

17 Name(s) of Grantor(s): _____

18

19 Name(s) of Current Owner(s): _____

20

21 Real Property Description: _____

22

23 Brief Description of Prohibited Covenant: _____

24

25 The covenant contained in the above-mentioned deed is released
26 from the above-described real property to the extent that it contains
27 terms purporting to restrict the ownership or use of the property as
28 prohibited in section 4 of P.L.1945, c.169 (C.10:5-4).

29

30 The undersigned is/are the legal owners of the property described
31 herein.

32

33 Given under my/our hand(s) this _____ day of _____,
34 20__.

35

36 _____

37

38 _____

39 (Current Owners)

40

41 State of New Jersey

42 County of _____

43

44 Subscribed, sworn to, and acknowledged before me this _____ day
45 of _____, 20__.

46

47 _____

48 Notary Public

1 Notary Registration Number: _____

2

3 My Commission Expires: _____

4

5 ²[¹3.] 4.² a. As used in this section:

6 “Association” shall mean a homeowners’ or property owners’
7 association, cooperative corporation, condominium association, or
8 planned community acting through a majority vote of its full board
9 membership; and

10 “Board” shall mean the governing board of an association.

11 b. Within 90 days of the enactment of
12 P.L. _____, c. _____ (C. _____) (pending before the Legislature as this
13 bill), each board shall review the association’s governing
14 documents to determine whether those documents contain any
15 restriction, covenant, or condition, that prohibits or limits the
16 conveyance, encumbrance, rental, occupancy, or use of real
17 property as prohibited by section 4 of P.L.1945, c.169 (C.10:5-4) or
18 subsection g. of section 11 of P.L.1945, c.169 (C.10:5-12). If an
19 association finds such an unlawful restriction, covenant, or
20 condition in any of those documents, it shall amend the document or
21 documents to remove the restriction, covenant, or condition.
22 Removal of such a restriction, covenant, or condition shall not
23 require approval of the members of the association, notwithstanding
24 any provision of the governing documents to the contrary.

25 c. If, after the review and amendment of governing documents
26 pursuant to subsection b. of this section has been completed, a
27 board receives a written request from a member of the association
28 to remove from those documents language that the member believes
29 to be an unlawful restriction, covenant, or condition that prohibits
30 or limits the conveyance, encumbrance, rental, occupancy, or use of
31 real property as prohibited by section 4 of P.L.1945, c.169 (C.10:5-
32 4) or subsection g. of section 11 of P.L.1945, c.169 (C.10:5-12), the
33 board shall immediately undertake a review of the document or
34 documents, which review shall be completed within 30 days of the
35 member’s written request. If the board determines that the member
36 is correct, the board shall amend the document or documents to
37 remove the restriction, covenant, or condition within 30 days of its
38 determination.

39 ²d. Nothing in this act shall give rise to a private cause of action
40 by or against an association, a board, a member, or the public for
41 acting or not acting to remove or not remove an unlawful
42 restriction, covenant, or condition^{2, 1}.

43

44 ¹[3.] ²[4.¹] 5.² This act shall take effect immediately.

45

46

47

48

49

Concerns certain restrictive covenants on real property.

SENATE, No. 2861

STATE OF NEW JERSEY
219th LEGISLATURE

INTRODUCED AUGUST 27, 2020

Sponsored by:

Senator TROY SINGLETON

District 7 (Burlington)

Senator DAWN MARIE ADDIEGO

District 8 (Atlantic, Burlington and Camden)

SYNOPSIS

Concerns certain restrictive covenants on real property.

CURRENT VERSION OF TEXT

As introduced.



S2861 SINGLETON, ADDIEGO

2

1 AN ACT concerning discriminatory restrictive covenants in deeds
2 and supplementing Title 46 of the Revised Statutes.

3

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

6

7 1. A deed recorded on or after January 1, 2021 shall not contain
8 a reference to the specific portion of a restrictive covenant
9 purporting to restrict the ownership or use of real property as
10 prohibited by section 4 of P.L.1945, c.169 (C.10:5-4) or subsection
11 g. of section 11 of P.L.1945, c.169 (C.10:5-12). A county clerk or a
12 register of deeds and mortgages shall refuse to accept any deed
13 submitted for recordation that references the specific portion of any
14 such restrictive covenant. An attorney or title company preparing
15 or submitting a deed for recordation shall ensure that the specific
16 portion of such a restrictive covenant is not specifically referenced
17 in the deed prior to the deed being submitted for recordation. A
18 deed may include a general provision that states that the deed is
19 subject to any and all covenants of record; however, such provisions
20 shall not apply to the specific portion of a restrictive covenant
21 purporting to restrict the ownership or use of the property as
22 prohibited by section 4 of P.L.1945, c.169 (C.10:5-4) or subsection
23 g. of section 11 of P.L.1945, c.169 (C.10:5-12).

24 Any deed that is recorded in the land records on or after January
25 1, 2021 that mistakenly contains such a restrictive covenant shall
26 nevertheless constitute a valid transfer of real property.

27

28 2. A restrictive covenant prohibited by section 4 of P.L.1945,
29 c.169 (C.10:5-4) or subsection g. of section 11 of P.L.1945, c.169
30 (C.10:5-12) may be released by the owner of the real property
31 subject to the restrictive covenant by recording a "Certificate of
32 Release of Certain Prohibited Covenants." The real property owner
33 may record such a certificate prior to recordation of a deed
34 conveying real property to a purchaser, or when a real property
35 owner discovers that such a prohibited covenant exists and chooses
36 to affirmatively release it. The form of the certificate shall be
37 promulgated by the Administrative Office of the Courts, and shall
38 be available at the county office, or on the website, of the county
39 clerk or register of deeds and mortgages, as appropriate to the
40 county in which the real property is located. There shall be no
41 filing fee, or any other fee, charged to the owner of a real property
42 for the filing of this certificate.

43 The certificate promulgated by the Administrative Office of the
44 Courts shall conform substantially to the following "Certificate of
45 Release of Certain Prohibited Covenants" format:

S2861 SINGLETON, ADDIEGO

3

1 CERTIFICATE OF RELEASE OF CERTAIN PROHIBITED
2 COVENANTS

3

4 County of Record: _____

5

6 Date of Deed Containing Prohibited Covenant: _____

7

8 Deed Book: _____ Page: _____

9

10 Name(s) of Grantor(s): _____

11

12 Name(s) of Current Owner(s): _____

13

14 Real Property Description: _____

15

16 Brief Description of Prohibited Covenant: _____

17

18 The covenant contained in the above-mentioned deed is released
19 from the above-described real property to the extent that it contains
20 terms purporting to restrict the ownership or use of the property as
21 prohibited in section 4 of P.L.1945, c.169 (C.10:5-4).

22

23 The undersigned is/are the legal owners of the property described
24 herein.

25

26 Given under my/our hand(s) this _____ day of _____,
27 20__.

28

29 _____

30

31 _____

32 (Current Owners)

33

34 State of New Jersey

35 County of _____

36

37 Subscribed, sworn to, and acknowledged before me this _____ day
38 of _____, 20__.

39

40 _____

41 Notary Public

42

43 Notary Registration Number: _____

44

45 My Commission Expires: _____

46

47 3. This act shall take effect immediately.

STATEMENT

1
2
3 This bill concerns the use of restrictive covenants in deeds for
4 real property that would restrict the ownership or use of real
5 property as prohibited by sections 4 and 11 of the “Law Against
6 Discrimination,” (LAD) P.L.1945, c.169 (C.10:5-4 and C.10:5-12).

7 Section 4 of the LAD provides that:

8 *All persons shall have the opportunity to obtain*
9 *employment, and to obtain all the accommodations,*
10 *advantages, facilities, and privileges of any place of*
11 *public accommodation, publicly assisted housing*
12 *accommodation, and other real property without*
13 *discrimination because of race, creed, color, national*
14 *origin, ancestry, age, marital status, affectional or*
15 *sexual orientation, familial status, disability, liability*
16 *for service in the Armed Forces of the United States,*
17 *nationality, sex, gender identity or expression or source*
18 *of lawful income used for rental or mortgage payments,*
19 *subject only to conditions and limitations applicable*
20 *alike to all persons. This opportunity is recognized as*
21 *and declared to be a civil right.*

22 Subsection g. of section 11 of the LAD provides that it shall be
23 an unlawful discrimination:

24 *g. For any person, including but not limited to, any*
25 *owner, lessee, sublessee, assignee or managing agent of,*
26 *or other person having the right of ownership or*
27 *possession of or the right to sell, rent, lease, assign, or*
28 *sublease any real property or part or portion thereof, or*
29 *any agent or employee of any of these:*

30 *(1) To refuse to sell, rent, lease, assign, or sublease or*
31 *otherwise to deny to or withhold from any person or*
32 *group of persons any real property or part or portion*
33 *thereof because of race, creed, color, national origin,*
34 *ancestry, marital status, civil union status, domestic*
35 *partnership status, pregnancy or breastfeeding, sex,*
36 *gender identity or expression, affectional or sexual*
37 *orientation, familial status, disability, liability for*
38 *service in the Armed Forces of the United States,*
39 *nationality, or source of lawful income used for rental*
40 *or mortgage payments.*

41 This bill would require that a deed recorded on or after January
42 1, 2021 shall not contain a reference to the specific portion of a
43 restrictive covenant purporting to restrict the ownership or use of
44 real property as prohibited by the LAD. The bill also requires a
45 county clerk or a register of deeds and mortgages to refuse to accept
46 any deed submitted for recordation that references the specific
47 portion of any such restrictive covenant.

S2861 SINGLETON, ADDIEGO

1 The bill also provides a property owner the opportunity to
2 release such a restrictive covenant by recording a “Certificate of
3 Release of Certain Prohibited Covenants” with the county clerk, or
4 register of deeds and mortgages, as appropriate, in the county
5 wherein the real property is located. The real property owner may
6 record such a certificate prior to recordation of a deed conveying
7 real property to a purchaser, or when a real property owner
8 discovers that such a prohibited covenant exists and chooses to
9 affirmatively release it.

10 The provisions of this bill are based on a recently-enacted
11 Virginia statute (Chapter 788, Laws of 2020, enacted April 6,
12 2020).

ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

[First Reprint]

SENATE, No. 2861

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 2, 2021

The Assembly Housing Committee reports favorably Senate Bill No. 2861 (1R), with committee amendments.

As amended by the committee, this bill concerns the use of restrictive covenants in deeds for real property that would restrict the ownership or use of real property as prohibited by sections 4 and 11 of the “Law Against Discrimination,” (LAD) P.L.1945, c.169 (C.10:5-4 and C.10:5-12), which include restrictions on the basis of race, creed, color, national origin, ancestry, age, marital status, affectional or sexual orientation, familial status, disability, liability for service in the Armed Forces of the United States, nationality, sex, gender identity or expression, or source of lawful income used for rental or mortgage payments.

The bill would require that a deed recorded on or after January 1, 2022 not contain a reference to the specific portion of a restrictive covenant purporting to restrict the ownership or use of real property as prohibited by the LAD. The bill also requires a county clerk or a register of deeds and mortgages to refuse to accept any deed submitted for recordation that references the specific portion of any such restrictive covenant.

The bill also provides a property owner the opportunity to release such a restrictive covenant by recording a “Certificate of Release of Certain Prohibited Covenants” with the county clerk, or register of deeds and mortgages, as appropriate, in the county wherein the real property is located. The real property owner may record such a certificate prior to recordation of a deed conveying real property to a purchaser, or when a real property owner discovers that such a prohibited covenant exists and chooses to affirmatively release it. The form would be promulgated by the Department of Community Affairs, and would be available at the county office, or on the Internet website, of the county clerk or county register of deeds and mortgages, as appropriate to the county in which the property is located, and also on the Internet website of the Department of Community Affairs.

The bill would also require the governing board of a homeowners' or property owners' association, cooperative corporation, condominium association, or planned community acting through a majority vote of its full board membership to review the association's governing documents to determine whether those documents contain any restriction, covenant, or condition, that prohibits or limits the conveyance, encumbrance, rental, occupancy, or use of real property as prohibited by section 4 or subsection g. of section 11 of the State "Law Against Discrimination," P.L.1945, c.169 (C.10:5-4 & C.10:5-12), and to amend the documents to remove the offending restriction, covenant, or condition. The removal of such a restriction, covenant, or condition would not require approval of the members of the association, notwithstanding any provision of the governing documents to the contrary.

The bill would also provide that if, after the review and amendment of the governing documents has been completed, a board receives a written request from a member of the association to remove from those documents language that the member believes to be an unlawful restriction, covenant, or condition that prohibits or limits the conveyance, encumbrance, rental, occupancy, or use of real property as prohibited by section 4 or subsection g. of section 11 of the State "Law Against Discrimination," P.L.1945, c.169 (C.10:5-4 & C.10:5-12), the board would have to immediately undertake a review of the document or documents, to be completed within 30 days of the member's written request. If the board determines that the member is correct, the board would be required to amend the document or documents to remove the restriction, covenant, or condition within 30 days of its determination.

The bill also prohibits a private cause of action by or against an association, a board, a member, or the public for acting, or not acting, to remove or not remove an unlawful restriction, covenant, or condition.

As amended by the committee, the bill is identical to Assembly Bill No. 5390 (1R), as that bill was also amended and reported by the committee on this date.

COMMITTEE AMENDMENTS:

The committee made the following amendments to the bill:

- the addition of a findings and declarations section to more fully explain the purpose and intent of the bill;
- a technical correction to the date on which the requirements of the bill would first be effective;
- a provision requiring that the "Certificate of Release of Certain Prohibited Covenants" be promulgated by the Department of Community Affairs rather than the Administrative Office of the Courts, and be made available to the public on the Internet website of the Department of Community Affairs; and

- prohibiting a private cause of action by or against an association, a board, a member, or the public for acting, or not acting, to remove or not remove an unlawful restriction, covenant, or condition.

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 2861

STATE OF NEW JERSEY

DATED: SEPTEMBER 21, 2020

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No. 2861.

This bill concerns the use of restrictive covenants in deeds for real property that would restrict the ownership or use of real property as prohibited by sections 4 and 11 of the “Law Against Discrimination,” (LAD) P.L.1945, c.169 (C.10:5-4 and C.10:5-12), which include restrictions on the basis of race, creed, color, national origin, ancestry, age, marital status, affectional or sexual orientation, familial status, disability, liability for service in the Armed Forces of the United States, nationality, sex, gender identity or expression, or source of lawful income used for rental or mortgage payments.

The bill would require that a deed recorded on or after January 1, 2021 not contain a reference to the specific portion of a restrictive covenant purporting to restrict the ownership or use of real property as prohibited by the LAD. The bill also requires a county clerk or a register of deeds and mortgages to refuse to accept any deed submitted for recordation that references the specific portion of any such restrictive covenant.

The bill also provides a property owner the opportunity to release such a restrictive covenant by recording a “Certificate of Release of Certain Prohibited Covenants” with the county clerk, or register of deeds and mortgages, as appropriate, in the county wherein the real property is located. The real property owner may record such a certificate prior to recordation of a deed conveying real property to a purchaser, or when a real property owner discovers that such a prohibited covenant exists and chooses to affirmatively release it.

STATEMENT TO
SENATE, No. 2861

with Senate Floor Amendments
(Proposed by Senator SINGLETON)

ADOPTED: OCTOBER 29, 2020

These amendments require the governing board of a homeowners' or property owners' association, cooperative corporation, condominium association, or planned community acting through a majority vote of its full board membership to review the association's governing documents to determine whether those documents contain any restriction, covenant, or condition, that prohibits or limits the conveyance, encumbrance, rental, occupancy, or use of real property as prohibited by section 4 or subsection g. of section 11 of the State "Law Against Discrimination," P.L.1945, c.169 (C.10:5-4 & C.10:5-12), and to amend the documents to remove the offending restriction, covenant, or condition. The removal of such a restriction, covenant, or condition would not require approval of the members of the association, notwithstanding any provision of the governing documents to the contrary.

The amendments also provide that if, after the review and amendment of the governing documents has been completed, a board receives a written request from a member of the association to remove from those documents language that the member believes to be an unlawful restriction, covenant, or condition that prohibits or limits the conveyance, encumbrance, rental, occupancy, or use of real property as prohibited by as prohibited by section 4 or subsection g. of section 11 of the State "Law Against Discrimination," P.L.1945, c.169 (C.10:5-4 & C.10:5-12), the board would have to immediately undertake a review of the document or documents, to be completed within 30 days of the member's written request. If the board determines that the member is correct, the board would be required to amend the document or documents to remove the restriction, covenant, or condition within 30 days of its determination.

ASSEMBLY, No. 5390

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED FEBRUARY 23, 2021

Sponsored by:

Assemblywoman ANNETTE QUIJANO

District 20 (Union)

SYNOPSIS

Concerns certain restrictive covenants on real property.

CURRENT VERSION OF TEXT

As introduced.



A5390 QUIJANO

2

1 AN ACT concerning discriminatory restrictive covenants in deeds
2 and supplementing Title 46 of the Revised Statutes.

3

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

6

7 1. A deed recorded on or after January 1, 2021 shall not
8 contain a reference to the specific portion of a restrictive covenant
9 purporting to restrict the ownership or use of real property as
10 prohibited by section 4 of P.L.1945, c.169 (C.10:5-4) or subsection
11 g. of section 11 of P.L.1945, c.169 (C.10:5-12). A county clerk or a
12 register of deeds and mortgages shall refuse to accept any deed
13 submitted for recordation that references the specific portion of any
14 such restrictive covenant. An attorney or title company preparing
15 or submitting a deed for recordation shall ensure that the specific
16 portion of such a restrictive covenant is not specifically referenced
17 in the deed prior to the deed being submitted for recordation. A
18 deed may include a general provision that states that the deed is
19 subject to any and all covenants of record; however, such provisions
20 shall not apply to the specific portion of a restrictive covenant
21 purporting to restrict the ownership or use of the property as
22 prohibited by section 4 of P.L.1945, c.169 (C.10:5-4) or subsection
23 g. of section 11 of P.L.1945, c.169 (C.10:5-12).

24 Any deed that is recorded in the land records on or after January
25 1, 2021 that mistakenly contains such a restrictive covenant shall
26 nevertheless constitute a valid transfer of real property.

27

28 2. A restrictive covenant prohibited by section 4 of P.L.1945,
29 c.169 (C.10:5-4) or subsection g. of section 11 of P.L.1945, c.169
30 (C.10:5-12) may be released by the owner of the real property
31 subject to the restrictive covenant by recording a "Certificate of
32 Release of Certain Prohibited Covenants." The real property owner
33 may record such a certificate prior to recordation of a deed
34 conveying real property to a purchaser, or when a real property
35 owner discovers that such a prohibited covenant exists and chooses
36 to affirmatively release it. The form of the certificate shall be
37 promulgated by the Administrative Office of the Courts, and shall
38 be available at the county office, or on the website, of the county
39 clerk or register of deeds and mortgages, as appropriate to the
40 county in which the real property is located. There shall be no
41 filing fee, or any other fee, charged to the owner of a real property
42 for the filing of this certificate.

43 The certificate promulgated by the Administrative Office of the
44 Courts shall conform substantially to the following "Certificate of
45 Release of Certain Prohibited Covenants" format:

A5390 QUIJANO

1 CERTIFICATE OF RELEASE OF CERTAIN PROHIBITED
2 COVENANTS

3

4 County of Record: _____

5

6 Date of Deed Containing Prohibited Covenant: _____

7

8 Deed Book: _____ Page: _____

9

10 Name(s) of Grantor(s): _____

11

12 Name(s) of Current Owner(s): _____

13

14 Real Property Description: _____

15

16 Brief Description of Prohibited Covenant: _____

17

18 The covenant contained in the above-mentioned deed is released
19 from the above-described real property to the extent that it contains
20 terms purporting to restrict the ownership or use of the property as
21 prohibited in section 4 of P.L.1945, c.169 (C.10:5-4).

22

23 The undersigned is/are the legal owners of the property described
24 herein.

25

26 Given under my/our hand(s) this _____ day of _____,
27 20__.

28

29 _____

30

31 _____

32 (Current Owners)

33

34 State of New Jersey

35 County of _____

36

37 Subscribed, sworn to, and acknowledged before me this _____ day
38 of _____, 20__.

39

40 _____

41 Notary Public

42

43 Notary Registration Number: _____

44

45 My Commission Expires: _____

46

47 3. This act shall take effect immediately.

STATEMENT

1
2
3 This bill concerns the use of restrictive covenants in deeds for
4 real property that would restrict the ownership or use of real
5 property as prohibited by sections 4 and 11 of the “Law Against
6 Discrimination,” (LAD) P.L.1945, c.169 (C.10:5-4 and C.10:5-12).

7 Section 4 of the LAD provides that:

8 *All persons shall have the opportunity to obtain*
9 *employment, and to obtain all the accommodations,*
10 *advantages, facilities, and privileges of any place of*
11 *public accommodation, publicly assisted housing*
12 *accommodation, and other real property without*
13 *discrimination because of race, creed, color, national*
14 *origin, ancestry, age, marital status, affectional or*
15 *sexual orientation, familial status, disability, liability*
16 *for service in the Armed Forces of the United States,*
17 *nationality, sex, gender identity or expression or source*
18 *of lawful income used for rental or mortgage payments,*
19 *subject only to conditions and limitations applicable*
20 *alike to all persons. This opportunity is recognized as*
21 *and declared to be a civil right.*

22 Subsection g. of section 11 of the LAD provides that it shall be
23 an unlawful discrimination:

24 *g. For any person, including but not limited to,*
25 *any owner, lessee, sublessee, assignee or managing*
26 *agent of, or other person having the right of ownership*
27 *or possession of or the right to sell, rent, lease, assign,*
28 *or sublease any real property or part or portion thereof,*
29 *or any agent or employee of any of these:*

30 *(1) To refuse to sell, rent, lease, assign, or sublease*
31 *or otherwise to deny to or withhold from any person or*
32 *group of persons any real property or part or portion*
33 *thereof because of race, creed, color, national origin,*
34 *ancestry, marital status, civil union status, domestic*
35 *partnership status, pregnancy or breastfeeding, sex,*
36 *gender identity or expression, affectional or sexual*
37 *orientation, familial status, disability, liability for*
38 *service in the Armed Forces of the United States,*
39 *nationality, or source of lawful income used for rental*
40 *or mortgage payments.*

41 This bill would require that a deed recorded on or after January
42 1, 2021 shall not contain a reference to the specific portion of a
43 restrictive covenant purporting to restrict the ownership or use of
44 real property as prohibited by the LAD. The bill also requires a
45 county clerk or a register of deeds and mortgages to refuse to accept
46 any deed submitted for recordation that references the specific
47 portion of any such restrictive covenant.

A5390 QUIJANO

1 The bill also provides a property owner the opportunity to
2 release such a restrictive covenant by recording a “Certificate of
3 Release of Certain Prohibited Covenants” with the county clerk, or
4 register of deeds and mortgages, as appropriate, in the county
5 wherein the real property is located. The real property owner may
6 record such a certificate prior to recordation of a deed conveying
7 real property to a purchaser, or when a real property owner
8 discovers that such a prohibited covenant exists and chooses to
9 affirmatively release it.

10 The provisions of this bill are based on a recently-enacted
11 Virginia statute (Chapter 788, Laws of 2020, enacted April 6,
12 2020).

ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

ASSEMBLY, No. 5390

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 2, 2021

The Assembly Housing Committee reports favorably Assembly Bill No. 5390, with committee amendments.

As amended by the committee, this bill concerns the use of restrictive covenants in deeds for real property that would restrict the ownership or use of real property as prohibited by sections 4 and 11 of the “Law Against Discrimination,” (LAD) P.L.1945, c.169 (C.10:5-4 and C.10:5-12), which include restrictions on the basis of race, creed, color, national origin, ancestry, age, marital status, affectional or sexual orientation, familial status, disability, liability for service in the Armed Forces of the United States, nationality, sex, gender identity or expression, or source of lawful income used for rental or mortgage payments.

The bill would require that a deed recorded on or after January 1, 2022 not contain a reference to the specific portion of a restrictive covenant purporting to restrict the ownership or use of real property as prohibited by the LAD. The bill also requires a county clerk or a register of deeds and mortgages to refuse to accept any deed submitted for recordation that references the specific portion of any such restrictive covenant.

The bill also provides a property owner the opportunity to release such a restrictive covenant by recording a “Certificate of Release of Certain Prohibited Covenants” with the county clerk, or register of deeds and mortgages, as appropriate, in the county wherein the real property is located. The real property owner may record such a certificate prior to recordation of a deed conveying real property to a purchaser, or when a real property owner discovers that such a prohibited covenant exists and chooses to affirmatively release it. The form would be promulgated by the Department of Community Affairs, and would be available at the county office, or on the Internet website, of the county clerk or county register of deeds and mortgages, as appropriate to the county in which the property is located, and also on the Internet website of the Department of Community Affairs.

The bill would also require the governing board of a homeowners’ or property owners’ association, cooperative corporation, condominium association, or planned community acting through a

majority vote of its full board membership to review the association's governing documents to determine whether those documents contain any restriction, covenant, or condition, that prohibits or limits the conveyance, encumbrance, rental, occupancy, or use of real property as prohibited by section 4 or subsection g. of section 11 of the State "Law Against Discrimination," P.L.1945, c.169 (C.10:5-4 & C.10:5-12), and to amend the documents to remove the offending restriction, covenant, or condition. The removal of such a restriction, covenant, or condition would not require approval of the members of the association, notwithstanding any provision of the governing documents to the contrary.

The bill would also provide that if, after the review and amendment of the governing documents has been completed, a board receives a written request from a member of the association to remove from those documents language that the member believes to be an unlawful restriction, covenant, or condition that prohibits or limits the conveyance, encumbrance, rental, occupancy, or use of real property as prohibited by section 4 or subsection g. of section 11 of the State "Law Against Discrimination," P.L.1945, c.169 (C.10:5-4 & C.10:5-12), the board would have to immediately undertake a review of the document or documents, to be completed within 30 days of the member's written request. If the board determines that the member is correct, the board would be required to amend the document or documents to remove the restriction, covenant, or condition within 30 days of its determination.

The bill also prohibits a private cause of action by or against an association, a board, a member, or the public for acting, or not acting, to remove or not remove an unlawful restriction, covenant, or condition.

As amended by the committee, the bill is identical to Senate Bill No. 2861 (2R), as that bill was amended and reported by the committee on this date.

COMMITTEE AMENDMENTS:

The committee made the following amendments to the bill:

- the addition of a findings and declarations section to more fully explain the purpose and intent of the bill;
- a requirement that the governing board of a homeowners' or property owners' association, cooperative corporation, condominium association, or planned community review the association's governing documents to determine whether those documents contain any unlawful restriction, covenant, or condition, and if so, amend the documents to remove the offending restriction, covenant, or condition;
- a requirement that if, after the review and amendment of the governing documents has been completed, a board receives a written request from a member of the association to remove

from those documents language that the member believes to be an unlawful restriction, covenant, or condition, the board has to immediately undertake a review of the document or documents, and if the board determines that the member is correct, the board would be required to remove the restriction, covenant, or condition;

- a technical correction to the date on which the requirements of the bill would first be effective;
- a provision requiring that the “Certificate of Release of Certain Prohibited Covenants” be promulgated by the Department of Community Affairs rather than the Administrative Office of the Courts, and be made available to the public on the Internet website of the Department of Community Affairs; and
- prohibiting a private cause of action by or against an association, a board, a member, or the public for acting, or not acting, to remove or not remove an unlawful restriction, covenant, or condition.

Governor Murphy Takes Action on Legislation

11/8/2021

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

S-249/A-1259 (Singleton, Turner/Schaer, DeCroce, Vainieri Huttle) – Requires pharmacy benefits manager providing services within Medicaid program to disclose certain information to DHS

S-324/A-3533 (Diegnan, A.M. Bucco/Benson, Freiman, DeCroce) – Authorizes operators of motor vehicles to display electronic proof of registration; requires MVC to send application for registration renewal to lessee of leased vehicle

SCS for S-399 and 1645/ACS for A-869 and 1380 (Lagana, Weinberg, Stack, Turner, Cunningham/Chiaravalloti, Holley) – Requires residential landlords to install covers on steam radiators upon request of tenant

S-537/A-3110 (Codey/McKeon, Verrelli, Vainieri Huttle) – Establishes certain minimum and maximum temperatures in rooming and boarding houses, dementia care homes, and certain nursing homes and residential health care facilities

S-550/A-1616 (Codey, Pennacchio/Lampitt, Conaway, Vainieri Huttle) – Requires certain student identification cards to contain telephone number for suicide prevention hotline

SCS for S-647/A-4825 (Greenstein, Singleton/McKeon, Karabinchak, Stanley) – Revises cybersecurity, asset management, and related reporting requirements in “Water Quality Accountability Act”

S-828/A-2101 (Lagana, Greenstein/Swain, Tully, Verrelli) – Requires public utilities and local units to provide notice prior to initiating certain infrastructure projects

S-829/A-2135 (Lagana, Singleton/Tully, Swain, Murphy) – Requires property condition disclosure statement to indicate presence of lead plumbing in residential property

S-830/A-2134 (Lagana, Greenstein/Tully, Swain, Conaway) – Requires public water systems to offer drinking water tests to customers in certain circumstances

S-894/A-3874 (Pou, Greenstein/Lopez, Vainieri Huttle) – Prohibits sale of paint or coating removal products that contain methylene chloride unless purchaser meets certain safety standards for use

S-1010/A-2103 (Lagana, Turner/Swain, Tully, Johnson) – Permits counties and municipalities to bond for alternative fuel vehicles

S-1047/A-1712 (Cryan, Pou/Burzichelli, Karabinchak, Giblin) – Concerns disclosure of certain information prior to sale of real estate

S-1148/A-1221 (Ruiz, Pou/Chaparro, Speight, Wimberly) – Requires emergency contact information and access instructions for social services hotline to be provided to tenants of multiple dwellings

S-1239/A-5131 (Codey/McKeon, Danielsen, Jasey) – Authorizes imposition of fee for connection to municipal electric distribution system

S-1259/A-2628 (Singleton/Murphy) – Concerns labor contractors

S-1726/A-795 (Lagana, Pou/Verrelli, Swain, Zwicker) – Prohibits sale of cosmetic products that have been tested on animals

- S-2727/A-4775 (Pennacchio, Pou/Vainieri Huttle, Jasey, McKnight)** – Establishes Multigenerational Family Housing Continuity Commission; provides municipal guidance to periodically analyze local advancement of commission’s senior citizen housing recommendations
- S-2861/A-5390 (Singleton, Addiego/Quijano, McKnight, Speight)** – Concerns certain restrictive covenants on real property
- S-2996/A-5019 (Testa, Sweeney/McClellan, Taliaferro, Johnson)** – Allows Board of Cosmetology and Hairstyling licensees to operate mobile facilities when providing services
- S-3000/A-4688 (Weinberg, Greenstein/Benson, Verrelli, Vainieri Huttle)** – Codifies and establishes certain network adequacy standards for pediatric primary and specialty care in Medicaid program
- S-3032/A-4855 (Sweeney, Vitale/Benson, Vainieri Huttle, Chiaravalloti)** – Requires DOH to develop Statewide plan for infection control and prevention infrastructure improvements in nursing homes
- S-3091/A-4933 (Addiego, Bateman/Burzichelli, Benson, Mukherji)** – Requires builders to offer unit concrete products that utilize carbon footprint-reducing technology as option in new construction; establishes tax incentives, and State and local purchasing requirements, for unit concrete products that utilize carbon footprint-reducing technology
- S-3253/A-2619 (Singleton, Ruiz/Murphy, Speight, Mukherji)** – Establishes alternate route to expedite certification of teachers at early college high school programs
- S-3318/A-5893 (Sweeney, Pou/Vainieri Huttle, Caputo, Karabinchak)** – Provides for voluntary contributions by taxpayers on gross income tax returns for Special Olympics New Jersey
- S-3590/A-5536 (Diegnan, Turner/Burzichelli, Giblin)** – Allows formation of limited liability companies by real estate salespersons and broker-salespersons to receive commission income and requires certain disclosures on promotions
- S-3811/A-5769 (Sweeney, Scutari/Reynolds-Jackson, Quijano, Carter)** – Establishes Kean University as public urban research university
- S-3948/A-5896 (Addiego, Gopal/Houghtaling, Downey)** – Authorizes supplemental State aid to school districts receiving certain federal Impact Aid; makes appropriation
- SJR-41/AJR-33 (Cruz-Perez, Addiego/Lopez, McKnight)** – Designates June 2 of each year as “Gun Violence Awareness Day”
- SJR-109/AJR-208 (Weinberg, Pou/McKnight, Benson, Vainieri Huttle)** – Condemns hate and violent extremism and commits to defense of safe and just democracy
- A-637/S-2670 (Caputo, Dancer, Houghtaling/Beach)** – Revises permit and license processes for sports pools operators and online sports pool operators; revises definitions of certain sports events; allows for transactional waiver for sports wagering lounge
- A-853/S-797 (Chiaravalloti, Karabinchak, McKnight/Cunningham, Doherty)** – Prohibits municipal licensure of children operating temporary businesses
- A-2311/S-356 (Calabrese, Jasey/Cryan, Codey)** – Establishes study commission to examine development of mutually beneficial relationships between institutions of higher education and municipalities
- A-3027/S-793 (Lampitt, Jasey, Houghtaling/Cunningham, Singleton)** – Commits \$3 million from Supplemental Workforce Fund for Basic Skill to NJ Community College Consortium for Workforce and Economic Development
- ACS for A-3352/S-3504 (Kennedy, Stanley, Calabrese/Smith)** – Requires certain newly constructed warehouses to be solar-ready buildings

A-3897/S-3263 (Armato, Mazzeo, DiMaso/Beach, Gopal) – Increases fee for New Jersey Waterfowl Stamps

A-4138/S-2701 (Vainieri Huttle, Benson, Giblin/Gopal, Codey) – Requires Department of Human Services to develop public emergency response plan for licensed providers of services to individuals with developmental disabilities

A-4367/S-2794 (Mukherji, Sumter, Taliaferro/Pou, Scutari) – Provides that AOC shall administer program for municipal courts allowing defendants to engage in online plea negotiations, entry of guilty plea, and payment of fine or penalty

A-4484/S-3153 (McKnight, Kennedy, Mukherji, Gove/Pou, Vitale) – Requires State Long-Term Care Ombudsman to establish long-term care advocacy and educational training program

A-4538/S-3131 (Lampitt, Quijano/Pou, A.M. Bucco) – Requires dental insurers to provide credits for reduced usage during coronavirus disease 2019 pandemic

A-4544/S-3150 (Caputo, Jasey, Murphy/Pou, Codey) – Permits school nurse who is retired from TPAF to return to employment for up to two years without reenrollment in TPAF

A-4633/S-2856 (Giblin, DeCroce/Pou) – Permits certain nonresident Certified Public Accountants to provide attest services

A-4831/S-3953 (Chaparro, Kennedy, Murphy/Scutari) – Clarifies classification in this State of criminal offenses committed in other states or under federal law

A-4836/S-3313 (Giblin, Benson, Downey/Pou, Turner) – Establishes task force to evaluate quality, efficacy, costs, and educational outcomes of online courses offered by public and independent institutions of higher education and degree-granting proprietary institutions during COVID-19 pandemic

A-4861/S-3041 (Vainieri Huttle, Armato, Verrelli/Vitale, Gopal) – Requires DOH to publish total number of COVID-19 deaths and cases in long-term care facilities

A-4869/S-2414 (Wirths, Verrelli, Space/Singleton, Madden) – Requires certain bidders for prevailing wage public work to provide proof that prevailing wage will be paid

A-5059/S-3031 (Conaway, Vainieri Huttle, Benson/Sweeney, Vitale) – Requires DOH to establish certain nursing education and professional advancement programs

A-5212/S-3638 (Conaway, Verrelli, Karabinchak/Turner, Diegnan) – Permits dentists to administer vaccines under certain circumstances

A-5751/S-3823 (Swain, Timberlake, Carter, Johnson/Weinberg, Gopal) – Expands State corrections officers training to include topics contributing to their core mission of treating inmates with dignity, fairness, and respect

A-5817/S-3852 (Tully, Swain, Benson/Lagana, Diegnan) – Revises violation and fines for approving or assigning unauthorized individuals as school bus drivers

A-5818/S-3849 (Tully, Swain, Benson/Lagana, Diegnan) – Provides for debarment of school bus contractors for certain violations; requires certain information in pupil transportation contract bid

AJR-204/SJR-105 (Jasey, Benson, Reynolds-Jackson/Cunningham, T. Kean) – Designates April of each year as “Educational Opportunity Fund (EOF) Month” in New Jersey

AJR-238/SJR-123 (Burzichelli/Sweeney, Singleton) – Urges U.S. President and EPA to take appropriate action, through waivers and other reforms, to allow blending of renewable fuels under the federal “Clean Air Act”

Governor Murphy conditionally vetoed the following bills:

S-108/A-169 (Gill, Turner/Caputo, Wirths) – **CONDITIONAL** - Concerns speech rights of student journalists at public schools and public institutions of higher education

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S-2078/A-5008 (Weinberg, Addiego/Lampitt, Benson, Vainieri Huttle) – CONDITIONAL - Establishes “Stillbirth Resource Center” and regional Fetal and Infant Mortality Review Committee, and programs for the prevention and reduction of incidences of stillbirth; expands list of professionals authorized to provide stillbirth-related care

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S-2160/A-5701 (Sweeney, Oroho, Singer/Carter, Lampitt, Jasey) – CONDITIONAL - Creates special education unit within the Office of Administrative Law; requires annual report

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S-2525/A-4274 (Rice, Singleton, Turner/Conaway, Sumter, Stanley) – CONDITIONAL - Expands powers and duties of State Chief Diversity Officer to promote diversity in State government and public contracting

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S-2559/ACS for A-4179 and 4200 (Gopal, Gill/Downey, Conaway, Benson, Houghtaling, Karabinchak) – CONDITIONAL - Revises requirements for health insurance providers and Medicaid to cover services provided using telemedicine and telehealth; appropriates \$5 million

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S-2834/A-5312 (Ruiz, Cunningham/Quijano, Lampitt, McKnight) – CONDITIONAL - Mandates training on culturally responsive teaching for all candidates for teaching certification

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S-2953/A-4785 (Sweeney, Cunningham/Quijano, Verrelli, Mukherji) – CONDITIONAL - Expands scope of inmate reentry assistance and benefits

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S-3238/A-5213 (Ruiz, Pou/Verrelli, McKnight, McKeon) – CONDITIONAL - Establishes New Jersey Easy Enrollment Health Insurance Program

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S-3488/A-5537 (Sweeney, Gopal, O'Scanlon/Burzichelli, Dancer, Spearman) – CONDITIONAL - Modifies certain procedures pertaining to school district regionalization; establishes grant program for cost reimbursement of conducting regionalization feasibility studies; and provides financial incentives for regionalization

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S-3867/A-5868 (Addiego, Singleton/Benson, Verrelli, Vainieri Huttle) – CONDITIONAL - Establishes Opioid Recovery and Remediation Fund and Opioid Recovery and Remediation Fund Advisory Council; provides for funds received from opioid settlements to support substance use disorder prevention and treatment programs

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S-3955/A-5905 (Ruiz/Timberlake, Speight, Spearman) – CONDITIONAL - Establishes “Rental Assistance Navigation Program” in DCA; makes appropriation

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A-1533/S-3321 (Spearman, Reynolds-Jackson, Schaer/Stack, Turner) – CONDITIONAL - Requires reservation of portion of tenant-based vouchers under State rental assistance program for persons displaced due to redevelopment of an affordable housing development; provides displaced persons with affordable housing priority status

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A-2455/S-2204 (Benson, Vainieri Huttie, DeAngelo/Greenstein, Oroho) – CONDITIONAL - Establishes pilot program in DOE to support FIRST Robotics Programs in school districts

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A-3062/S-1196 (Pintor Marin, Moen, Reynolds-Jackson/Pou, Cruz-Perez) – CONDITIONAL - Establishes three year Financial Empowerment Pilot Program

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A-4002/S-2257 (Caputo, Dancer, Murphy/Gopal, Sarlo) – CONDITIONAL - Allows deduction of promotional gaming credit from gross revenue on sports wagering

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A-4433/S-2715 (Greenwald, Mukherji, Lampitt/Beach, Corrado) – CONDITIONAL - Creates grant program to encourage school districts to partner with institutions of higher education in training school-based mental health services providers

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A-4435/S-2717 (Verrelli, Greenwald, Speight, Lampitt/Beach, Corrado) – CONDITIONAL - Requires DCF to give priority to certain school districts with student mental health counseling centers in awarding grants under School Based Youth Services Program

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A-4630/S-577 (Burzichelli/Madden, Singleton) – CONDITIONAL - Concerns labor harmony agreements in retail and distribution center projects

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A-4746/S-3947 (Mosquera, Lopez, Chaparro, Dunn/Vitale, Turner) – CONDITIONAL - Requires that certain provider subsidy payments for child care services be based on enrollment

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A-4834/S-3474 (Mazzeo, Quijano, Downey/Pou, Turner) – CONDITIONAL - Requires disclosure letter be included with mail falsely implying State government connection

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A-4850/S-3095 (Karabinchak, Freiman, Calabrese, Greenwald/Diegnan) – CONDITIONAL - Establishes expedited construction inspection program

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A-5033/S-3279 (Benson, Dancer, Verrelli/Gopal) – CONDITIONAL - Authorizes motor vehicle dealers to sell motor vehicles online and obtain electronic signatures for motor vehicle transactions

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A-5353/S-3421 (Conaway, Vainieri Huttie, Benson/Madden, Turner) – CONDITIONAL - Provides for certification of temporary nurse aides

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A-5599/S-3916 (Chiaravalloti, Vainieri Huttie, McKnight/Scutari, Gill) – CONDITIONAL - Establishes order of protection for current or former judge; upgrades and clarifies harassment against current or former judge; bars firearms possession by persons against whom current or former judge order of protection is entered

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A-5864/S-3939 (Speight, Pintor Marin, Chaparro, McKnight, DeAngelo, Bergen/Gopal, Cryan) – CONDITIONAL - Allows law enforcement officers to review body worn camera recordings prior to creating initial report

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Governor Murphy absolute vetoed the following bills:

S-415/A-4685 (Turner/Quijano, Verrelli) – ABSOLUTE - Requires reentry assistance to be provided to certain inmates who have served their maximum sentence

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S-969/ACS for A-2687 (Ruiz, Turner/Mazzeo, Lampitt, Moen) – CONDITIONAL - Establishes loan redemption program for teachers in certain fields to redeem loan amounts received under New Jersey College Loans to Assist State Students Loan Program through employment in certain low performing schools

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S-2261/A-4265 (Singleton/Conaway) – ABSOLUTE - Revises law relating to common interest communities

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S-2347/A-4030 (Sweeney, Greenstein, T. Kean/Mukherji, Benson, Murphy) – ABSOLUTE - Establishes Employment and Business-Related Tax Deferral Assistance Program in EDA to allow small businesses to defer the payment and remittance of certain employment and business-related taxes during COVID-19 public health emergency

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S-3093/A-4910 (Gopal, Sweeney, Singleton/Burzichelli, Johnson, Danielsen) – ABSOLUTE - Establishes county-based mitigation plan to allow businesses to operate during pandemic

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S-3505/A-5371 (Scutari, Weinberg/Mukherji, Johnson, Quijano) – ABSOLUTE - Requires assignment of unemployment claims handlers to legislative districts and partisan offices during COVID-19 pandemic state of emergency; appropriates \$1.8 million

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S-3868/A-5895 (Sarlo/Giblin) – ABSOLUTE - Concerns construction code enforcing agency fee revenue

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A-2722/S-1862 (Mukherji/Gopal, Oroho) – ABSOLUTE - Requires Commissioner of Corrections to institute 30-minute shift overlap in State correctional facilities

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A-4297/S-2631 (Houghtaling, Downey, Space/Gopal, Oroho) – ABSOLUTE - Permits conduct of bingos and raffles remotely; permits online sale of tickets for all bingos and raffles

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A-5231/S-3806 (Lopez, Coughlin, Freiman/Vitale) – ABSOLUTE - Allows county or municipal governing body to enter into revenue sharing agreement for alcoholic beverage sales by concessionaire permit holder

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