

55:13A-20.1 and 20.2

LEGISLATIVE HISTORY CHECKLIST

COPY NO. 2

NJSA 55:13A-20.1 and 55:13A-20.2 ("Violation Disclosure Act")

Laws of 1975 Chapter 191

Bill No. A950

Sponsor(s) Baer & others

Date Introduced Jan. 24, 1974

Committee: Assembly Commerce, Industry & Professions

Senate Labor, Industry & Professions

Amended during passage Yes  amendments during passage denoted by asterisks

Date of passage: Assembly April 16, 1974

Senate May 5, 1975

Date of approval August 16, 1975

Following statements are attached if available:

Sponsor statement Yes

Committee Statement: Assembly  No

Senate Yes

Fiscal Note Yes

Veto message  No

Message on signing  No

Following were printed:

Reports  No

Hearings  No

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CHAPTER 191 LAWS OF N. J. 1975  
APPROVED 8-16-75

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ASSEMBLY, No. 950

STATE OF NEW JERSEY

INTRODUCED JANUARY 24, 1974

By Assemblymen BAER, BURSTEIN, HYNES, MARTIN,  
VISOTCKY, HOLLENBECK, GLADSTONE and CONTILLO

Referred to Committee on Commerce, Industry and Professions

AN ACT requiring notice to mortgagees of building code violations.

1 BE IT ENACTED *by the Senate and General Assembly of the State*  
2 *of New Jersey:*

1 1. This act shall be known and may be cited as the "Violation  
2 Disclosure Act."

1 \***[**2. Whenever a violation of any State law or code concerning  
2 the proper maintenance of multiple dwellings, as defined in the  
3 "Hotel and Multiple Dwelling Law" (P. L. 1967, c. 76), located in  
4 any municipality of this State shall be found or discovered by any  
5 agency or department of the State Government, or any agency or  
6 department of any municipal government conducting a State-  
7 assisted inspection program, a notice thereof shall be sent by  
8 certified or registered mail, return receipt requested, within 5  
9 business days after notification to the owner, to the holder of record  
10 of any mortgage which then encumbers said multiple dwelling. Said  
11 notice shall contain the name of the owner of the building, the  
12 address of the building and the nature of the violation.]\* 2. *When-*  
13 *ever the Attorney General files an action in the Superior Court, on*  
14 *behalf of the Commissioner of Community Affairs, pursuant to*  
15 *section 6 (c. 55:13A-6) of the "Hotel and Multiple Dwelling Law"*  
16 *P. L. 1967, c. 76 or the Penalty Enforcement Law (N. J. S.*  
17 *2A:58-1 et seq.) following the failure of an owner of a building*  
18 *subject to the Hotel and Multiple Dwelling Law to abate violations*  
19 *of the regulations promulgated pursuant to the law after receipt*  
20 *of notices and orders to terminate violations as required by the law*  
21 *or the failure of the owner to pay a civil penalty assessed pursuant*  
22 *to the laws after receipt of notice and order to pay penalty 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.**

23 *Commissioner of Community Affairs shall cause to be forwarded,*  
24 *by regular first class mail, to any mortgage holder of record a*  
25 *notice of filing of the action and copies of any notices and orders*  
26 *which provide the cause for said action. The mortgage holder of*  
27 *record shall be any holder of record as filed with the municipal*  
28 *clerk pursuant to P. L. 1974, c. 50 (C. 46:8-27 et seq.).\**

1 3. This act shall take effect immediately.

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10 of any mortgage which then encumbers said multiple dwelling. Said  
11 notice shall contain the name of the owner of the building, the  
12 address of the building and the nature of the violation.

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STATEMENT

This bill would aid in eliminating housing code violations in multiple dwellings by requiring notice to mortgage holders of the existence of violations. Mortgage holders, upon learning of violations, especially serious, numerous or ignored violations, may wish to protect their investment by contacting owners directly to correct these conditions promptly.

SENATE LABOR, INDUSTRY, AND  
PROFESSIONS COMMITTEE

STATEMENT TO

**ASSEMBLY, No. 950**

with Senate committee amendments

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**STATE OF NEW JERSEY**

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DATED: APRIL 17, 1975

This bill would aid in eliminating housing code violations in multiple dwellings by requiring notice to mortgage holders of the existence of violations. Mortgage holders, upon learning of violations, especially serious, numerous or ignored violations, may wish to protect their investment by contacting owners directly to correct these conditions promptly.

The committee amended the bill to provide that the Commissioner of Community Affairs be directed to notify mortgage holders of the failure to correct violations after the Attorney General has filed action in the Superior Court or of the failure to pay a penalty assessed therefor by the commissioner. The original version of the bill did not specify the responsibility for such notification.

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FISCAL NOTE TO  
**ASSEMBLY, No. 950**

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**STATE OF NEW JERSEY**

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DATED: APRIL 16, 1974

Assembly Bill No. 950, designated "the Violation Disclosure Act" requires notices of building code violations be sent to mortgagees.

The Division of Budget and Accounting estimates that enactment of this legislation would require a State expenditure of \$21,000.00 during the remainder of the current fiscal year, \$47,000.00 in fiscal 1974-75 and \$49,000.00 in fiscal year 1975-76.

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The fiscal note is based on an estimate of costs rather than actual cost information.

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In compliance with written request received, there is hereby submitted a fiscal estimate for the above bill, pursuant to P. L. 1962, c. 27.