

NJSA: 2A:42-84.1

**Legislative History Checklist**  
(Compiled by the Office of Legislative Services Library)

**Synopsis:** Extends rent control exemption for new multiple dwellings.

**Bill No.:** S671

**P.L.** 1992, c. 206

*Identical to:* A1008 (1R)  
*Substituted for:*  
*Combined with:*  
*Last Session Bill No.:*

*See Above Bill(s) for Additional History*

**NJSA:** 2A:42-84.1

**Sponsor(s):** Cardinale/Connors,L/Kelly

**Date Introduced:** 04/06/92

**Committee Reference:**

**Statement:**

**Public Hearing:**

Assembly:

(Without reference)

Senate:

Community Affairs

Yes

No

**Sponsor Statement:** Yes

**Fiscal Note:** No

**Dates of Passage:**

Assembly:

11/12/92 (68-0)

Senate:

09/14/92 (39-0)

**Amended During Passage:** Yes

**Governor's Action:**

**Veto:** No

**Date of Veto:**

**Date of Approval:** 12/28/92

**Message on Signing:** No

**Additional Information:**

Note to  
C.2A:42-84.1  
et seq.

P.L.1992, CHAPTER 206, approved December 28, 1992  
Senate Committee Substitute for 1992 Senate Nos.671 and 766  
and Assembly No.1008

1 AN ACT concerning rental housing and amending P.L.1987, c.153.

2

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

5 1. Section 7 of P.L.1987, c.153 is amended to read as follows:

6 7. This act shall take effect immediately, and shall expire [five]  
7 ten years following enactment, but the expiration of this act shall  
8 not affect any multiple dwelling for which an exemption from a  
9 rent control or rent leveling ordinance was afforded prior to the  
10 expiration date, but the period of exemption so afforded shall  
11 continue for the full period afforded under this act.

12 (cf: P.L.1987, c.153, s.7)

13 2. This act shall take effect immediately.

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18 Extends rent control exemption for new multiple dwellings.

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.

**SENATE COMMUNITY AFFAIRS COMMITTEE**  
**STATEMENT TO**  
**SENATE COMMITTEE SUBSTITUTE FOR**  
**SENATE, Nos. 671, 766 and ASSEMBLY, No. 1008**  
**STATE OF NEW JERSEY**

**DATED: JUNE 1, 1992**

The Senate Community Affairs Committee favorably reports a Senate Committee Substitute for Senate Bill Nos. 671, 766 and Assembly Bill No. 1008.

The Senate Committee Substitute would extend the current exemption from local rent controls for newly constructed multiple dwellings which is due to expire on June 25, 1992.

P.L.1987, c.153 (C.2A:42-84.1 et seq.) instituted an "experimental program" to encourage greater production of rental housing by exempting newly constructed multiple dwellings from local rent controls. The program was intended to run for five years, and the law is due to expire on June 25, 1992. This bill would extend the expiration date to June 25, 1997.

SENATE COMMITTEE SUBSTITUTE FOR  
SENATE, Nos. 671, 766 and ASSEMBLY, No. 1008

STATE OF NEW JERSEY

ADOPTED JUNE 1, 1992

Sponsored by Senators CARDINALE, CONNORS,  
Assemblymen KELLY and DiGAETANO

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SENATE COMMITTEE SUBSTITUTE FOR  
SENATE, No. 671, 766 and ASSEMBLY, No. 1000(LR)

ADOPTED  
JUN 1 1992

STATE OF NEW JERSEY

By Senators CARDINALE and CONNORS and  
Assemblymen KELLY and DiGAETANO

AN ACT concerning rental housing and amending P.L. 1987, c. 153.

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

1. Section 7 of P.L. 1987, c. 153 is amended to read as follows:
  7. This act shall take effect immediately, and shall expire [five] ten years following enactment, but the expiration of this act shall not affect any multiple dwelling for which an exemption from a rent control or rent leveling ordinance was afforded prior to the expiration date, but the period of exemption so afforded shall continue for the full period afforded under this act.  
(cf: P.L. 1987, c. 153, s. 7)
2. This act shall take effect immediately.

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Extends rent control exemption for new multiple dwellings.

**SENATE, No. 671**  
**STATE OF NEW JERSEY**

INTRODUCED APRIL 6, 1992

By Senator CARDINALE

1 **AN ACT** concerning rental housing and amending P.L.1987, c.153.

2

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4 *State of New Jersey*:

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7 [five] ten years following enactment, but the expiration of this  
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**STATEMENT**

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18 P.L.1987, c.153 (C.2A:42-84.1 et seq.) instituted an  
19 "experimental program" to encourage greater production of  
20 rental housing by exempting newly constructed multiple dwellings  
21 from local rent controls. The program was intended to run for  
22 five years, and the law is due to expire on June 25, 1992.  
23 Because of economic conditions that arose during that period, as  
24 well as changes in federal tax law relevant to multiple-dwelling  
25 production, the results have proved inconclusive to date, and an  
26 extension of the program is deemed necessary to its proper  
27 evaluation. This bill would extend the expiration date to June 25,  
28 1997.

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33 **Extends rent control exemption for new multiple dwellings.**

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