

46:8-50

LEGISLATIVE HISTORY CHECKLIST

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LAWS OF: 2001 **CHAPTER:** 313
NJSA: 46:8-50 (Landlords to disclose if rental property is in flood zone)
BILL NO: A1513

SPONSOR(S): Heck and Talarico

DATE INTRODUCED: Pre-filed

COMMITTEE: **ASSEMBLY:** Housing

SENATE: Community and Urban Affairs

AMENDED DURING PASSAGE: No

DATE OF PASSAGE: **ASSEMBLY:** June 26, 2000
 SENATE: December 17, 2001

DATE OF APPROVAL: January 3, 2002

FOLLOWING ARE ATTACHED IF AVAILABLE:

FINAL TEXT OF BILL

(Original version of bill enacted)

A1513

SPONSORS STATEMENT: (Begins on page 2 of original bill) Yes

COMMITTEE STATEMENT: **ASSEMBLY:** Yes

SENATE: Yes

FLOOR AMENDMENT STATEMENTS: No

LEGISLATIVE FISCAL ESTIMATE: No

VETO MESSAGE: No

GOVERNOR'S PRESS RELEASE ON SIGNING: No

FOLLOWING WERE PRINTED:

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REPORTS: No

HEARINGS: No

NEWSPAPER ARTICLES: No

ASSEMBLY, No. 1513

STATE OF NEW JERSEY

209TH LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2000 SESSION

Sponsored by:

Assemblywoman ROSE MARIE HECK

District 38 (Bergen)

Assemblyman GUY F. TALARICO

District 38 (Bergen)

SYNOPSIS

Requires certain landlords to notify tenants when property is in flood area.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



1 AN ACT concerning rental properties and supplementing chapter 8 of
2 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. Every landlord shall notify each of the landlord's tenants upon
8 the event that the rental property which is the subject of a lease has
9 been determined to be located in a flood zone or area. Each new
10 tenant shall be notified prior to the time that occupancy of the rental
11 unit is assumed. For the purposes of this section, "landlord" means
12 any person who rents or leases, for a term of at least one month,
13 commercial space or residential dwelling units other than dwelling
14 units in a premises containing not more than two such units, or in an
15 owner-occupied premises of not more than three dwelling units, or in
16 hotels, motels, or other guest houses serving transient or seasonal
17 guests.

18

19 2. This act shall take effect immediately.

20

21

22 STATEMENT

23

24 This bill requires landlords of residential or commercial properties,
25 with some exceptions, to notify tenants or prospective tenants when
26 the rental property has been determined to be in a flood zone or area.
27 The bill would exclude notification of duplex rentals, or owner
28 occupied three-family rentals or transient guest houses, motels or
29 hotels. During the heavy flooding which occurred this past fall, many
30 tenants discovered that the apartments or businesses which they rented
31 were located in flood zones. Had they been apprised of this
32 information earlier, these tenants may have determined to purchase
33 flood insurance, or to rent elsewhere. Under current law, property
34 owners are advised of this information when purchasing the property,
35 usually through the title search process. The bill requires the owners
36 to share that information with tenants, who may then make better
37 informed decisions concerning their rentals.

ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

ASSEMBLY, No. 1513

STATE OF NEW JERSEY

DATED: MARCH 6, 2000

The Assembly Housing Committee reports favorably Assembly Bill No. 1513.

This bill requires landlords of residential or commercial properties, with some exceptions, to notify tenants or prospective tenants when the rental property has been determined to be in a flood zone or area. The bill would exclude notification of duplex rentals, or owner occupied three-family rentals or transient guest houses, motels or hotels. During the heavy flooding which occurred during the fall of 1999, many tenants discovered that the apartments or businesses which they rented were located in flood zones. Had they been apprised of this information earlier, these tenants may have determined to purchase flood insurance, or to rent elsewhere. Under current law, property owners are advised of this information when purchasing the property, usually through the title search process. The bill requires the owners to share that information with tenants, who may then make better informed decisions concerning their rentals.

This bill was prefiled for introduction in the 2000 session pending technical review. As reported, the bill includes changes required by technical review, which has been performed.

ASSEMBLY, No. 1513

STATE OF NEW JERSEY

209th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2000 SESSION

Sponsored by:

Assemblywoman ROSE MARIE HECK

District 38 (Bergen)

Assemblyman GUY F. TALARICO

District 38 (Bergen)

Co-Sponsored by:

Assemblymen Bateman, Gusciora and Assemblywoman Previte

SYNOPSIS

Requires certain landlords to notify tenants when property is in flood area.

CURRENT VERSION OF TEXT

As reported by the Assembly Housing Committee with technical review.



(Sponsorship Updated As Of: 6/27/2000)

A1513 HECK, TALARICO

2

1 **AN ACT** concerning rental properties and supplementing chapter 8 of
2 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. Every landlord shall notify each of the landlord's tenants upon
8 the event that the rental property which is the subject of a lease has
9 been determined to be located in a flood zone or area. Each new
10 tenant shall be notified prior to the time that occupancy of the rental
11 unit is assumed. For the purposes of this section, "landlord" means
12 any person who rents or leases, for a term of at least one month,
13 commercial space or residential dwelling units other than dwelling
14 units in a premises containing not more than two such units, or in an
15 owner-occupied premises of not more than three dwelling units, or in
16 hotels, motels, or other guest houses serving transient or seasonal
17 guests.

18

19 2. This act shall take effect immediately.

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

ASSEMBLY, No. 1513

STATE OF NEW JERSEY

DATED: SEPTEMBER 14, 2000

The Senate Community and Urban Affairs Committee reports favorably Assembly Bill No. 1513.

This bill would require landlords of residential or commercial properties, with some exceptions, to notify tenants or prospective tenants when the rental property has been determined to be in a flood zone or area. The bill would exclude notification of duplex rentals, or owner occupied three-family rentals or transient guest houses, motels or hotels. During the heavy flooding which occurred during the fall of 1999, many tenants discovered that the apartments or businesses which they rented were located in flood zones. Had they been apprised of this information earlier, these tenants may have determined to purchase flood insurance, or to rent elsewhere. Under current law, property owners are advised of this information when purchasing the property, usually through the title search process. The bill would require the owners to share that information with tenants, who may then make better informed decisions concerning their rentals.

P.L. 2001, CHAPTER 313, *approved January 3, 2002*
Assembly, No. 1513
(CORRECTED COPY)

1 AN ACT concerning rental properties and supplementing chapter 8 of
2 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. Every landlord shall notify each of the landlord's tenants upon
8 the event that the rental property which is the subject of a lease has
9 been determined to be located in a flood zone or area. Each new
10 tenant shall be notified prior to the time that occupancy of the rental
11 unit is assumed. For the purposes of this section, "landlord" means
12 any person who rents or leases, for a term of at least one month,
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14 units in a premises containing not more than two such units, or in an
15 owner-occupied premises of not more than three dwelling units, or in
16 hotels, motels, or other guest houses serving transient or seasonal
17 guests.

18

19 2. This act shall take effect immediately.

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23

24 Requires certain landlords to notify tenants when property is in flood
25 area.

CHAPTER 313

AN ACT concerning rental properties and supplementing chapter 8 of Title 46 of the Revised Statutes.

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

C.46:8-50 Notification to tenants if property is in flood zone.

1. Every landlord shall notify each of the landlord's tenants upon the event that the rental property which is the subject of a lease has been determined to be located in a flood zone or area. Each new tenant shall be notified prior to the time that occupancy of the rental unit is assumed. For the purposes of this section, "landlord" means any person who rents or leases, for a term of at least one month, commercial space or residential dwelling units other than dwelling units in a premises containing not more than two such units, or in an owner-occupied premises of not more than three dwelling units, or in hotels, motels, or other guest houses serving transient or seasonal guests.

2. This act shall take effect immediately.

Approved January 3, 2002.