ASSEMBLY, No. 1160

STATE OF NEW JERSEY
220th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2022 SESSION

Sponsored by:
Assemblyman CHRISTOPHER P. DEPHILLIPS
District 40 (Bergen, Essex, Morris and Passaic)

SYNOPSIS
Provides immunity for landlords and landowners for injury or death related to coronavirus disease alleged to have been sustained by tenant, lessee, invitee, or trespasser as result of act or omission by landlord or landowner during COVID-19 pandemic.

CURRENT VERSION OF TEXT
As introduced.
AN ACT providing certain immunity from liability for landlords and
landowners during COVID-19 pandemic.

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

1. Notwithstanding the provisions of any law, rule, or
regulation to the contrary, a landlord or owner of premises, whether
or not improved or maintained in a natural condition, or used as part
of a commercial enterprise, shall not be liable for civil damages for
injury or death related to coronavirus disease alleged to have been
sustained by a tenant, lessee, licensee, invitee, or trespasser as a
result of an act or omission by the landlord or owner during the
Coronavirus Disease 2019 (“COVID-19”) pandemic. The immunity
granted pursuant to this section shall not apply to acts or omissions
constituting a crime, actual fraud, actual malice, gross negligence,
recklessness, or willful misconduct.

2. This act shall take effect immediately and shall be
retroactive to March 9, 2020.

STATEMENT

This bill provides certain immunities for landlords and
landowners. Under the bill, these persons and entities would not be
liable for civil damages for injury or death alleged to have been
sustained by a tenant, lessee, licensee, invitee, or trespasser as a
result of an act or omission by the landlord or landowner during the
COVID-19 pandemic.

The immunity granted under the bill would not apply to acts or
omissions constituting a crime, actual fraud, actual malice, gross
negligence, recklessness, or willful misconduct.

The bill would take effect immediately and would be retroactive
to March 9, 2020, the date the Governor issued Executive Order
103 of 2020.