

ASSEMBLY, No. 5601

STATE OF NEW JERSEY 220th LEGISLATURE

INTRODUCED JUNE 15, 2023

Sponsored by:

Assemblyman REGINALD W. ATKINS

District 20 (Union)

Assemblywoman ANGELICA M. JIMENEZ

District 32 (Bergen and Hudson)

Assemblywoman ANGELA V. MCKNIGHT

District 31 (Hudson)

Co-Sponsored by:

Assemblywoman Tucker and Assemblyman Sampson

SYNOPSIS

"New Jersey Rent Stabilization Task Force Act"; Establishes State and county task forces related to stability of residential rents.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 6/15/2023)

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1 AN ACT establishing State and county task forces related to stability
2 of residential rents and supplementing chapter 27D of Title 52 of
3 the Revised Statutes.

4

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

7

8 1. P.L. , c. (C.) (pending before the Legislature as this
9 bill) shall be known and may be cited as the "New Jersey Rent
10 Stabilization Task Force Act."

11

12 2. The Legislature finds and declares that it is in the public
13 interest for State policymakers, State residents who struggle to find
14 and remain in affordable housing, advocacy organizations, and
15 other concerned representatives of the public to engage in intensive
16 collaborative efforts to devise more effective means of coordinating
17 among various State and local initiatives that serve individuals who
18 struggle to find and remain in affordable housing, to identify and
19 analyze policies and programs that encourage stability in residential
20 rents, and to develop new policies to stabilize residential rental
21 costs in this State.

22

23 3. As used in P.L. , c. (C.) (pending before the
24 Legislature as this bill):

25 "County task force" means a county rent stabilization task force
26 established pursuant to section 5 of P.L. , c. (C.) (pending
27 before the Legislature as this bill).

28 "Director" means the Director of the Division of Housing and
29 Community Resources in the Department of Community Affairs

30 "Division" means the Division of Housing and Community
31 Resources in the Department of Community Affairs.

32 "State task force" means New Jersey Rent Stabilization Task
33 Force established pursuant to section 4 of P.L. , c. (C.)
34 (pending before the Legislature as this bill).

35

36 4. a. There is established the "New Jersey Rent
37 Stabilization Task Force" in the Division of Housing and
38 Community Resources in the Department of Community Affairs.
39 The task force shall serve as an advisory body to the division, shall
40 develop recommendations through an intensive collaborative effort
41 among county task forces, established pursuant to section 5
42 of P.L. , c. (C.) (pending before the Legislature as this
43 bill), and shall:

44 (1) collect and analyze data related to residential rent increases
45 in the State;

46 (2) address rising prices of residential rents and advocate for
47 renters in the State;

- 1 (3) offer advice to tenants and landlords prior to and during
2 disputes, and to advise counties, the division, and the courts on
3 issues related to rising prices of residential rents Statewide;
- 4 (4) develop, promote, and support efforts for the most effective
5 means of coordinating among various State and local initiatives that
6 that serve individuals who struggle to find and remain in affordable
7 housing;
- 8 (5) identify policies and programs that operate to ensure stable
9 residential rents Statewide;
- 10 (6) develop and publish policy recommendations to stabilize
11 residential rent costs Statewide; and
- 12 (7) identify high-risk areas in the State with the highest rates of
13 residential rents, highest increases in residential rents, and highest
14 rates of residential evictions due to nonpayment of rent, habitual
15 late payment of rent, or failure to pay a rent increase, and
16 recommend to the Director of the division policy proposals and
17 methods for decreasing or eliminating rent increases in high-risk
18 areas.
- 19 b. The State task force shall consist of 43 members including
20 the director, or the director's designee, and 42 members, who shall
21 be appointed by the director upon the direction of each county task
22 force.
- 23 c. The director, or the director's designee, shall serve as
24 chairperson of the State task force. The task force shall organize as
25 soon as practicable following the appointment of its members and
26 shall select a vice-chairperson from among the members. The
27 chairperson shall appoint a secretary who need not be a member of
28 the State task force.
- 29 d. The State task force members shall serve without
30 compensation, but shall be reimbursed for necessary travel expenses
31 incurred in the performance of their duties and within the limits of
32 funds available to the State task force.
- 33 e. The State task force shall be entitled to call to its assistance
34 and avail itself of the services of the employees of any State,
35 county, or municipal department, board, bureau, commission, or
36 agency as it may require and as may be available to it for its
37 purposes.
- 38 f. The State task force may meet and hold hearings at the
39 places it designates during the sessions or recesses of the
40 Legislature.
- 41 g. The Department of Community Affairs shall provide staff
42 support to the State task force.
- 43 h. Vacancies in the membership of the State task force shall be
44 filled in the same manner provided for the original appointments.
- 45
- 46 5. a. There is established in the division a county rent
47 stabilization task force for each county in this State. Each county
48 task force shall serve as an advisory body to each respective county,

1 shall develop recommendations through an intensive collaborative
2 effort among local government officials, concerned nonprofit
3 entities in the county, and members of the public, and shall:

4 (1) collect and analyze data related to residential rent increases
5 in the county;

6 (2) address rising prices of residential rents and advocate for
7 renters within the county;

8 (3) offer advice to tenants and landlords prior to and during
9 disputes, and to advise the State task force, the county, the division,
10 and the courts on issues related to rising prices of residential rents
11 in the county;

12 (4) develop, promote, and support efforts for the most effective
13 means of coordinating among various State and local initiatives that
14 that serve individuals who struggle to find and remain in affordable
15 housing;

16 (5) identify policies and programs that operate to ensure stable
17 residential rents in that county; and

18 (6) develop and publish policy recommendations to stabilize
19 residential rent costs in the county.

20 b. Each county task force shall consist of five members who
21 shall be appointed by the director upon the direction of the
22 respective county's board of county commissioners.

23 c. A county task force shall organize as soon as practicable
24 following the appointment of its members and shall select a
25 chairperson and vice-chairperson from among the members. The
26 chairperson shall appoint a secretary who need not be a member of
27 the county task force. Each county task force shall direct the
28 appointment of two county task force members to serve on the State
29 task force established pursuant to section 4 of P.L. , c. (C.)
30 (pending before the Legislature as this bill).

31 d. The members of a county task force shall serve without
32 compensation, but shall be reimbursed for necessary travel expenses
33 incurred in the performance of their duties and within the limits of
34 funds available to the county task force.

35 e. A county task force shall be entitled to call to its assistance
36 and avail itself of the services of the employees of any State,
37 county, or municipal department, board, bureau, commission, or
38 agency as it may require and as may be available to it for its
39 purposes.

40 f. A county task force may meet and hold hearings at the
41 places it designates during the sessions or recesses of the
42 Legislature.

43 g. Vacancies in the membership of a county task force shall be
44 filled in the same manner provided for the original appointments.

45 h. The board of county commissioners for a county may elect,
46 by ordinance or resolution, to establish a county task force as a
47 county board with additional powers and duties provided for by the
48 board of county commissioners. If a county elects to establish

1 county task force as a county board, the director shall transfer all
2 records and materials of the county task force to the county, and the
3 board of county commissioners shall provide for the continued
4 operation of the county task force as a county board. The director
5 shall maintain a list of counties that have elected to establish its
6 county task force as a county board, as provided in this subsection.

7 i. The Department of Community Affairs shall provide staff
8 support to each county task force, unless a county has elected to
9 establish its county task force as a county board pursuant to
10 subsection h. of this section.

11
12 6. The director shall report to the Governor and, pursuant to
13 section 2 of P.L.1991, c.164 (C.52:14-19.1), to the Legislature on or
14 before one year after the effective date of P.L. , c. (C.)
15 (pending before the Legislature as this bill) and annually thereafter
16 related to the operations of the State task force and the county task
17 forces. Each report shall set forth a complete operating and
18 financial statement covering the operations and activities of the
19 State task force and each county task force. Each report shall also
20 include any recommendations received by the director for policy
21 proposals and methods for decreasing or eliminating rent increases
22 in high-risk areas.

23
24 7. This act shall take effect immediately.

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27 STATEMENT

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29 This bill, the "New Jersey Rent Stabilization Task Force Act,"
30 establishes the "New Jersey Rent Stabilization Task Force" (State
31 task force) and county rent stabilization task forces (county task
32 forces) for each county in the State, all in the Division of Housing
33 and Community Resources (division) in the Department of
34 Community Affairs.

35 The State task force is to serve as an advisory body to the
36 division, is to develop recommendations through an intensive
37 collaborative effort among county task forces, and is to:

38 (1) collect and analyze data related to residential rent increases
39 in the State;

40 (2) address rising prices of residential rents and advocate for
41 renters in the State;

42 (3) offer advice to tenants and landlords prior to and during
43 disputes, and to advise counties, the division, and the courts on
44 issues related to rising prices of residential rents Statewide;

45 (4) develop, promote, and support efforts for the most effective
46 means of coordinating among various State and local initiatives that
47 that serve individuals who struggle to find and remain in affordable
48 housing;

1 (5) identify policies and programs ensure stable residential
2 rents;

3 (6) develop and publish certain policy recommendations; and

4 (7) identify high-risk areas in the State with the highest rates of
5 residential rents, highest increases in residential rents, and highest
6 rates of residential evictions due to nonpayment of rent, habitual
7 late payment of rent, or failure to pay a rent increase and
8 recommend policy proposals and methods for decreasing or
9 eliminating rent increases in high-risk areas to the Director of the
10 division (director).

11 The State task force is to consist of 43 members including the
12 director, or the director's designee, and 42 members, who are be
13 appointed by the director upon the direction of each county task
14 force. The director, or the director's designee, is required to serve
15 as chairperson of the State task force. The State task force
16 members are to serve without compensation, but are to be
17 reimbursed for necessary travel expenses incurred in the
18 performance of their duties and within the limits of funds available
19 to the State task force. The State task force is permitted to call to
20 its assistance and avail itself of the services of the employees of any
21 State, county, or municipal department, board, bureau, commission,
22 or agency as it may require and as may be available to it for its
23 purposes. The Department of Community Affairs is required to
24 provide staff support to the State task force.

25 Each county task force is required to serve as an advisory body
26 to its respective county, is to develop recommendations through an
27 intensive collaborative effort among local government officials,
28 concerned nonprofit entities in the county, and members of the
29 public, and is to:

30 (1) collect and analyze data related to residential rent increases
31 in the county;

32 (2) address rising prices of residential rents and advocate for
33 renters within the county;

34 (3) offer advice to tenants and landlords prior to and during
35 disputes, and to advise the county, the division, and the courts on
36 issues related to rising prices of residential rents in the county;

37 (4) develop, promote, and support efforts for the most effective
38 means of coordinating among various State and local initiatives that
39 that serve individuals who struggle to find and remain in affordable
40 housing;

41 (5) identify policies and programs that operate to ensure stable
42 residential rents in that county; and

43 (6) develop and publish policy recommendations to stabilize
44 residential rent costs in the county.

45 Each county task force is to consist of five members who are
46 appointed by the director, upon the direction the county's board of
47 county commissioners. The county task forces are required to
48 direct the appointment of two county task force members to serve

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1 on the State task force. A county task force is entitled to call to its
2 assistance and avail itself of the services of the employees of any
3 State, county, or municipal department, board, bureau, commission,
4 or agency as it may require and as may be available to it for its
5 purposes.

6 The bill specifies that the board of county commissioners for a
7 county may elect, by ordinance or resolution, to establish its county
8 task force as a county board with additional powers and duties
9 provided for by the board of county commissioners. If a county
10 elects to establish county task force as a county board, the director
11 is required to transfer all records and materials of the county task
12 force to the county, and the board of county commissioner is
13 required to provide for the continued operation of the county task
14 force as a county board. The bill requires the director to maintain a
15 list of counties that have elected to establish its county task force as
16 a county board. The bill specifies that the Department of
17 Community Affairs is to provide staff support to each county task
18 force, unless a county has elected to establish its county task force
19 as a county board.

20 Finally, the bill requires the director to report to the Governor
21 and to the Legislature annually, related to the operations of the
22 State task force and the county task forces. Each report is required
23 to set forth a complete operating and financial statement covering
24 the operations and activities of the State task force and the county
25 task forces. Each report is also required to include any
26 recommendations received by the director for policy proposals and
27 methods for decreasing or eliminating rent increases in high-risk
28 areas.