

SENATE, No. 183

STATE OF NEW JERSEY 220th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2022 SESSION

Sponsored by:

Senator BRIAN P. STACK

District 33 (Hudson)

Senator ANDREW ZWICKER

District 16 (Hunterdon, Mercer, Middlesex and Somerset)

SYNOPSIS

Requires owners of multiple dwellings of three or more floors to provide priority status to residents moving to lower floors.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



(Sponsorship Updated As Of: 2/28/2022)

1 AN ACT concerning services available to certain residents in
2 multiple dwellings and supplementing P.L.1967, c.76 (C.55:13A-
3 1 et seq.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
7

8 1. a. For purposes of this section, “qualifying resident” means
9 a senior citizen or a person with a disability which hinders or limits
10 mobility.

11 b. The owner of a multiple dwelling with three or more floors
12 shall grant priority status to a qualifying resident who is seeking to
13 move into a unit located on a lower floor within the multiple
14 dwelling. A qualifying resident shall be granted the right of first
15 refusal over applicants seeking to move into the multiple dwelling
16 and over other non-qualifying residents of the multiple dwelling
17 seeking to move into a unit on a lower floor.

18 c. The owner, or an agent thereof, shall post, in the same
19 location and manner as a certificate of registration pursuant to
20 subsection a. of section 12 of P.L.1967, c.76 (C.55:13A-12), a sign
21 that contains information regarding the priority status granted to
22 qualifying residents.
23

24 2. This act shall take effect immediately.
25
26

27 STATEMENT
28

29 This bill would require the owner of a multiple dwelling
30 consisting of three or more floors to provide priority treatment, for
31 the purposes of moving to a unit on a lower floor, to senior citizens
32 and persons with disabilities which hinder or limit mobility.
33 Qualifying residents will be given the right of first refusal over
34 outside applicants seeking to move into the multiple dwelling and
35 over other non-qualifying residents who are seeking to move to a
36 lower floor.

37 This bill also requires the owner of a multiple dwelling to post a
38 sign that contains information regarding the priority status granted
39 to qualifying residents seeking to move into a unit on a lower floor.