

ASSEMBLY, No. 2929

STATE OF NEW JERSEY

221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Assemblyman GARY S. SCHAER

District 36 (Bergen and Passaic)

Assemblyman LOUIS D. GREENWALD

District 6 (Burlington and Camden)

Assemblyman ANTHONY S. VERRELLI

District 15 (Hunterdon and Mercer)

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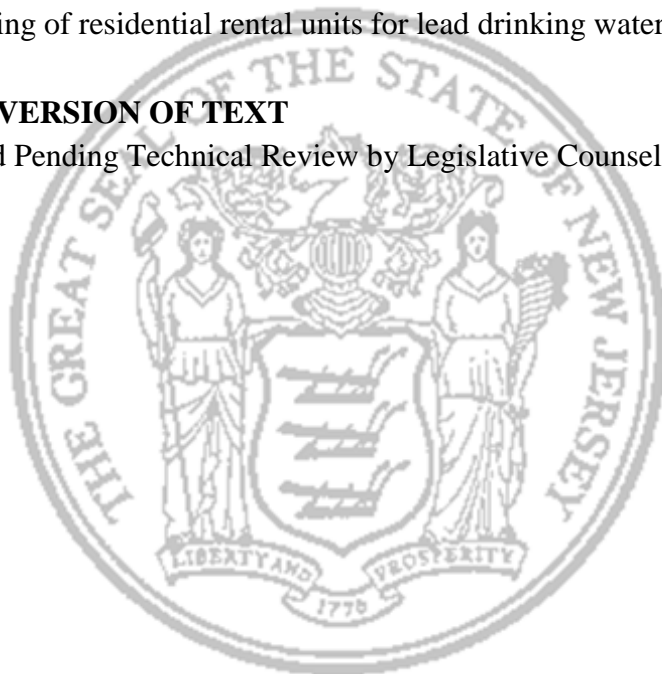
**Assemblyman Conaway, Assemblywoman Lopez, Assemblyman Moen,
Assemblywoman Park, Assemblyman Karabinchak, Assemblywomen
Reynolds-Jackson and Haider**

SYNOPSIS

Requires disclosure of lead drinking water hazards to tenants of residential units; prohibits landlords from obstructing replacement of lead service lines; concerns testing of residential rental units for lead drinking water hazards.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



(Sponsorship Updated As Of: 4/11/2024)

1 AN ACT concerning the presence of lead in drinking water in certain
2 residential properties, supplementing Title 58 of the Revised
3 Statutes, and amending P.L.2021, c.183.
4

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

8 1. (New section) As used in P.L. , c. (C.) (pending
9 before the Legislature as this bill):

10 "Certified point-of-use water filter" means a filter that is
11 installed at the point where water is dispensed from an outlet, and
12 which is certified by a body accredited by the American National
13 Standards Institute National Accreditation Board as satisfying the
14 NSF/ANSI 53-2019 standard for lead reduction or any subsequently
15 adopted standard that is equivalent to, or more stringent than, the
16 NSF/ANSI 53-2019 standard for lead reduction.

17 "Customer" means a residential customer of record and any
18 residential tenant where the landlord of that residence is the
19 customer of record.

20 "Lead action level" means the standard for lead in drinking water
21 established by the United States Environmental Protection Agency,
22 or a more stringent standard adopted by the department pursuant to
23 the "Safe Drinking Water Act," P.L.1977, c.224 (C.58:12A-1 et
24 seq.).

25 "Lead-safe service line" means a service line that does not
26 contain lead, as determined by a public community water system
27 pursuant to P.L.2021, c.183 (C.58:12A-40 et seq.).

28 "Lead service line" means the same as the term is defined in
29 section 2 of P.L.2021, c.183 (C.58:12A-41).

30 "Public community water system" means the same as the term is
31 defined in section 2 of P.L.2021, c.183 (C.58:12A-41).

32 "Seasonal rental unit" means a residential rental unit that is
33 leased for a duration of fewer than six months each year.

34 "Service line" means the same as the term is defined in section 2
35 of P.L.2021, c.183 (C.58:12A-41).
36

37 2. (New section) a. Within six months of the effective date of
38 P.L. , c. (C.) (pending before the Legislature as this bill),
39 the Department of Health, in consultation with the Department of
40 Environmental Protection and the Department of Community
41 Affairs, shall develop a notice that provides consumers information
42 concerning the health risks associated with lead in drinking water,
43 including protective measures for minimizing exposure to lead in
44 drinking water. These measures may include, but not be limited to,
45 instructions for flushing water before drinking, using only cold tap

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.

1 water for drinking water, installation and use of certified point-of-
 2 use water filters, and the availability of water testing. The notice
 3 shall be updated from time to time as deemed necessary by the
 4 Commissioner of Health.

5 b. Within five days of developing or updating the educational
 6 materials, the Department of Health shall:

- 7 (1) publish the notice in the New Jersey Register;
- 8 (2) make the notice available to the public on the official
 9 Internet website of the Department of Health; and
- 10 (3) transmit the notice to the Commissioner of Community
 11 Affairs, who shall also make the notice available to the public on
 12 the official Internet website of the Department of Community
 13 Affairs.

14

15 3. (New section) a. Except as otherwise provided in subsection
 16 b. of this section, within 90 days of the publication of the notice
 17 developed pursuant to section 2 of P.L. , c. (C.) (pending
 18 before the Legislature as this bill) and the publication of the model
 19 disclosure statement established pursuant to subsection c. of this
 20 section, a landlord shall provide a "Lead In Drinking Water
 21 Disclosure" statement to each prospective or current tenant before
 22 entering into a lease or renewal agreement with the tenant. The
 23 disclosure shall include:

24 (1) an acknowledgment that the residential rental property is
 25 serviced by a lead service line or service line of unknown
 26 composition, if the landlord received such notification from a public
 27 community water system pursuant to section 4 of P.L.2021, c.183
 28 (C.58:12A-43) or any other requirement of law or regulation;

29 (2) a statement containing the date that the residential rental
 30 property was constructed, and that housing built before 1986 may
 31 be serviced by a lead service line or contain interior lead plumbing;

32 (3) a copy of any formal notice received by the landlord within
 33 the previous three years indicating that a lead action level
 34 exceedance was detected within the service area in which the
 35 residential rental property is located, unless the notice of lead action
 36 level exceedance was received more than 12 months prior to lease
 37 signing or renewal and the exceedance was subsequently corrected
 38 by the public community water system;

39 (4) a copy of any citation for a violation of P.L. , c. (C.)
 40 (pending before the Legislature as this bill) that resulted in the
 41 issuance of a penalty against the landlord that was issued in the 12
 42 months prior to lease signing or renewal; and

43 (5) a copy of, or instructions for accessing, the notice
 44 established pursuant to section 2 of P.L. , c. (C.) (pending
 45 before the Legislature as this bill), concerning the health risks
 46 associated with lead in drinking water.

1 b. A landlord shall not be required to comply with the
2 requirements of subsection a. of this section related to a lease or
3 renewal agreement for a residential rental unit that is:
4 (1) located in a residential rental property that was constructed
5 after 1986;
6 (2) located in a residential rental property that is serviced by a
7 lead-safe service line; or
8 (3) a seasonal rental unit.
9 c. Within six months of the effective date of P.L. ,
10 c. (C.) (pending before the Legislature as this bill), the
11 Department of Community Affairs shall prepare a model "Lead In
12 Drinking Water Disclosure" statement that may be used by
13 landlords to satisfy the requirements of this section.
14 d. Within five days of developing or updating the model "Lead
15 In Drinking Water Disclosure" statement, the Department of
16 Community Affairs shall:
17 (1) publish the notice in the New Jersey Register;
18 (2) make the notice available to the public on the official
19 Internet website of the Department of Community Affairs; and
20 (3) transmit the notice to the Department of Health, who shall
21 also make the notice available to the public on the official Internet
22 website of the Department of Health.
23 e. If a lease is oral, the landlord shall provide the "Lead in
24 Drinking Water Disclosure" statement to the tenant, or prospective
25 tenant, as a separate notice utilizing the model notice established
26 pursuant to subsection c. of this section. If the lease or the renewal
27 lease is in writing, the landlord shall provide the "Lead in Drinking
28 Water Disclosure" statement required pursuant to this section either
29 as a separate notice utilizing the model notice established pursuant
30 to subsection c. of this section, or the "Lead In Drinking Water
31 Disclosure" statement may be included in the written lease or the
32 written renewal lease, provided that the notice is a separate rider,
33 individually signed or otherwise acknowledged by the tenant and
34 landlord, and written in not less than 12-point typeface.
35
36 4. (New section) a. (1) A public community water system
37 shall, upon request by a residential customer, test the customer's
38 drinking water for the presence of lead using a laboratory certified
39 for that purpose by the Department of Environmental Protection. A
40 community water system shall be required to provide only one test
41 each year, upon such request by a residential customer, unless a test
42 shows that the lead action level was exceeded. If a test shows that
43 the lead action level was exceeded, the public community water
44 system shall, upon request by a customer, test the customer's
45 drinking water every 60 days for the presence of lead until two
46 consecutive tests fall at or below the lead action level.
47 (2) The community water system shall provide the results of
48 every test authorized pursuant to this subsection to the customer.

1 b. A public community water system shall not be required to
2 comply with the requirements of subsection a. of this section for a
3 residential unit that is:

4 (1) located in a residential rental property that was constructed
5 after 1986;

6 (2) located in a residential rental property that is serviced by a
7 lead-safe service line; or

8 (3) a seasonal rental unit.

9 c. A customer who requests a test pursuant to this section shall
10 not be charged a fee by the public community water system for the
11 test. A public community water system that is a "public utility," as
12 defined in R.S.48:2-13, and that is regulated by the Board of Public
13 Utilities pursuant to Title 48 of the Revised Statutes, may petition
14 the board to include in the public community water system's rate
15 base the reasonable costs of testing it provides to customers
16 pursuant to this section. A public community water system that is
17 not regulated by the Board of Public Utilities may include in the
18 public community water system's rates the reasonable costs of
19 testing it provides to customers pursuant to this section.

20

21 5. Section 4 of P.L.2021, c.183 (C.58:12A-43) is amended to
22 read as follows:

23 4. a. No later than 30 days after submitting an initial service
24 line inventory to the department pursuant to subsection c. of section
25 3 of **[this act]** P.L.2021, c.183 (C.58:12A-42), and periodically
26 thereafter as the department may require, a public community water
27 system shall send, to each customer and non-paying consumer
28 served by a lead service line in the service area, and to any off-site
29 owner of property served by a lead service line in the service area,
30 written notice of the composition of the service line.

31 b. A notice provided pursuant to this section shall:

32 (1) be sent, by certified mail, to each residential, commercial, or
33 institutional address affected by the known lead service line and
34 addressed to the primary resident or commercial or institutional
35 occupant thereof, as appropriate. Notice shall be sent to all affected
36 addresses, as provided in this paragraph, regardless of whether the
37 resident or occupant is a system customer or is a non-paying
38 consumer;

39 (2) be sent, by certified mail, to each off-site owner of property
40 affected by the known lead service line and addressed to the
41 property owner's last known address, as determined through the
42 review of local property tax and other available records;

43 (3) be included in a mailing that is separate and distinct from the
44 water bill that is issued for the property. The notice shall contain
45 large, easily readable text and be presented on distinctly colored
46 paper or other paper that is easily distinguishable from the water
47 billing statement; and

1 (4) include, at a minimum: (a) a list of the lead service lines that
2 are being used to serve the customer or non-paying consumer; (b)
3 information describing the sources of lead in drinking water,
4 including lead service lines and household plumbing; (c) a
5 description of the health effects of lead exposure; and (d) the steps
6 that system customers and non-paying consumers in the service area
7 can take to reduce their exposure to lead in drinking water.

8 c. (1) If the recipient of notice provided pursuant to this section
9 is the owner or operator of an apartment building, group home, or
10 other multi-family or multi-unit dwelling, such owner or operator
11 shall provide a hard copy of the notice to each existing resident of
12 the multi-family or multi-unit dwelling and shall additionally post a
13 copy of the notice in a conspicuous location in a common area of
14 the dwelling. The owner or operator shall also inform each new
15 resident of the multi-family or multi-unit dwelling, prior to their
16 residence, about the existence of the lead service line, and shall
17 provide each new resident with a hard copy of the notice received
18 pursuant to this section, upon the commencement of their residence.
19 A notice posted in a common area of a multi-family or multi-unit
20 dwelling, pursuant to this subsection, may be removed only after all
21 of the lead service lines identified in the notice have been replaced
22 and determined to be non-lead service lines.

23 (2) If the owner or operator of a residential rental property,
24 including an apartment building, group home, or other multi-family
25 or multi-unit dwelling, receives notice pursuant to this section, and
26 the owner or operator offers a dwelling unit within the residential
27 property for rent to a prospective or current tenant, then the lease or
28 renewal agreement shall be conditioned on the owner's or
29 operator's commitment not to obstruct a public community water
30 system from replacing a lead service line. If the owner or operator
31 obstructs the replacement of a lead service line, such as denying
32 access to the property owner-side of the lead service line, then the
33 lease or renewal agreement shall remain in effect, but the tenant
34 may terminate the agreement any time thereafter without incurring
35 any charge or penalty otherwise imposed under the agreement for
36 such termination.

37 (3) Nothing in this section shall be deemed to preclude an owner
38 from seeking to arrange reasonable conditions upon a public
39 community water system, its contactors, or subcontractors,
40 specifically with regard to scheduling the replacement of a lead
41 service line and related site restoration work.

42 d. If a public community water system serves a municipality in
43 which the primary language of 10 percent or more of the residents
44 is a language other than English, the public community water
45 system shall provide the notice required pursuant to subsection a. of
46 this section in both English and the other language spoken by
47 residents.

48 (cf: P.L.2021, c.183, s.4)

1 6. (New section) Any person found to be in violation of any
2 provision of P.L. , c. (C.) (pending before the Legislature as
3 this bill) shall be provided with a written notice of the violation by
4 the Commissioner of Community Affairs and given 15 days to cure
5 the violation. If the person has not cured the violation after 15
6 days, the commissioner may impose a penalty of \$100 for a first
7 violation, \$500 for a second violation, and \$1,000 for a third and
8 subsequent violation, to be enforced pursuant to the "Penalty
9 Enforcement Law of 1999," P.L.1999, c.274 (C.2A:58-10 et seq.).

10
11 7. This act shall take effect immediately.

12
13
14 STATEMENT

15
16 This bill requires disclosure of lead drinking water hazards to
17 tenants of residential units, prohibits landlords from obstructing the
18 replacement of lead service lines, and requires testing of residential
19 rental units for lead drinking water hazards at the request of customers.

20 The bill would require the Department of Health, within six
21 months of the effective date of the bill, to develop a notice that
22 provides consumers information concerning the health risks associated
23 with lead in drinking water, which may include instructions for
24 flushing water before drinking, using only cold tap water for drinking,
25 installation and use of certified point-of-use water filters, and the
26 availability of water testing. The notice would be periodically updated
27 by the Commissioner of Health.

28 Within five days of developing or updating the educational
29 materials, the bill directs the Department of Health to publish the
30 notice in the New Jersey Register, make the notice available on the
31 department's website, and transmit the notice to the Commissioner of
32 Community Affairs, who would also make the notice available on its
33 website.

34 Within 90 days following publication of the notice, the bill directs
35 a landlord to provide a "Lead In Drinking Water Disclosure" statement
36 to each prospective or current residential tenant before entering into a
37 lease or renewal agreement with the tenant. The disclosure would
38 include:

39 (1) an acknowledgment that the rental property is serviced by a
40 lead service line or service line of unknown composition, if the
41 landlord received such notification from a public community water
42 system;

43 (2) a statement containing the date that the rental property was
44 constructed, and that housing built before 1986 may be serviced by a
45 lead service line or contain interior lead plumbing;

46 (3) a copy of any formal notice received by the landlord within the
47 previous three years indicating that a lead action level exceedance was
48 detected within the service area in which the rental property is located,

1 unless the notice of lead action level exceedance was received more
2 than 12 months prior to lease signing or renewal and the exceedance
3 was subsequently corrected;

4 (4) a copy of any citation for a violation of this bill that resulted in
5 the issuance of a penalty against the landlord that was issued in the 12
6 months prior to lease signing or renewal; and

7 (5) a copy of, or instructions for accessing, the notice established
8 by the Commissioner of Health, concerning the health risks of lead in
9 drinking water.

10 A landlord would not be required to comply with these disclosure
11 requirements upon a lease or renewal agreement for a residential rental
12 unit that is: (1) located in a residential rental property constructed after
13 1986; (2) located in a residential rental property serviced by a lead-
14 safe service line; or (3) a seasonal rental unit.

15 Within six months of the effective date of the bill, the Department
16 of Community Affairs would be required to prepare a model "Lead In
17 Drinking Water Disclosure" statement that may be used by landlords
18 to satisfy the requirements of the bill.

19 Within five days of developing or updating the model "Lead In
20 Drinking Water Disclosure" statement, the bill directs the Department
21 of Community Affairs to publish the notice in the New Jersey
22 Register, make the notice available on the department's website, and
23 transmit the notice to the Department of Health, who would also make
24 the notice available on its website. If a lease is oral, the landlord
25 would be required to provide the "Lead in Drinking Water Disclosure"
26 statement to the tenant, or prospective tenant, as a separate notice
27 utilizing the model notice. If the lease or the renewal lease is in
28 writing, the landlord would provide the disclosure statement either as a
29 separate notice utilizing the model notice, or include the statement in
30 the written lease.

31 The bill directs a public community water system to, upon request
32 by a residential customer, test the customer's drinking water for the
33 presence of lead using a laboratory certified for that purpose. A
34 community water system would be required to provide only one test
35 each year upon request by a residential customer, unless a test shows
36 that the lead action level was exceeded. If a test shows that the lead
37 action level was exceeded, the public community water system would,
38 upon request by a customer, test the customer's drinking water every
39 60 days for the presence of lead until two consecutive tests fall at or
40 below the lead action level. The public community water system
41 would provide results of every test authorized by the bill to the
42 customer.

43 A public community water system would not be required to
44 comply with the requirements of the bill to provide drinking water
45 tests at the request of the customer for a residential unit that is located
46 in a residential rental property that is constructed after 1986 or
47 serviced by a lead-safe service line, or that is a seasonal rental unit.

1 A customer who requests a test for lead in drinking water would
2 not be charged a fee by the public community water system for the
3 test. A public community water system not regulated by the Board of
4 Public Utilities would be authorized to include in the public
5 community water system's rate base the reasonable costs of testing
6 provided under the bill. A public community water system that is a
7 public utility, and regulated by the Board of Public Utilities, would be
8 permitted to petition the board to include in the public community
9 water system's rates the reasonable costs of testing it provides to
10 customers.

11 The bill would permit certain residential tenants to terminate a
12 residential lease agreement without incurring any charge or penalty if
13 the owner or operator obstructs the replacement of a lead service line.

14 The bill provides that a person found in violation of a provision of
15 the bill would be provided with a written notice of the violation by the
16 Commissioner of Community Affairs and given 15 days to cure the
17 violation. If the person has not cured the violation after 15 days, the
18 commissioner would be authorized to impose a penalty of \$100 for a
19 first violation, \$500 for a second violation, and \$1,000 for a third and
20 subsequent violation.