

ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

ASSEMBLY, No. 4899

with committee amendments

STATE OF NEW JERSEY

DATED: OCTOBER 24, 2024

The Assembly Housing Committee reports favorably and with committee amendments Assembly Bill No. 4899.

As amended, this bill prohibits a landlord, or a landlord's agent, from requiring an application or other similar fee, to apply to lease or sublease a residential rental property, which exceeds \$50. The bill establishes a penalty for a landlord's violation of the bill of \$1,500 for each offense, enforceable in an action brought by the Director of the Division of Consumer Affairs in the Department of Law and Public Safety (director) or the Attorney General. The bill requires \$250 from the collected penalty to be remitted to the applicant or prospective tenant. The bill also would exempt from the requirements of the bill dwelling units located in a one-family or two-family dwelling that are offered for rent.

This bill requires the director to adopt rules and regulations setting forth a mechanism for applicants or prospective tenants to report violations of the bill, which is required to be made available to tenants or prospective applicants on the Internet website of the Division of Consumer Affairs (division). This bill would take effect on the first day of the fourth month next following enactment; the director, however, would be permitted to take anticipatory action necessary to effectuate the provisions of the bill.

As amended by the committee, Assembly Bill No. 4899 is identical to the Senate Committee Substitute for Senate Nos. 3659 and 3276.

COMMITTEE AMENDMENTS:

The committee amendments make the following changes:

- Provide that the bill prohibits an application or similar fee from exceeding \$50;
- Provide for a penalty of \$1,500 for noncompliance with the bill, \$250 of which is to be remitted to the applicant or prospective tenant;
- Require the Director of the Division of Consumer Affairs to adopt rules and regulations to implement the provisions of the bill, including rules and regulations establishing a mechanism to report violations, which would be available to tenants or prospective applicants on the Internet website of the division;

- Clarify that, prior to the effective date, the director would be permitted to take anticipatory action necessary to effectuate the provisions of the bill; and
- Make technical changes.