

# SENATE, No. 265

## STATE OF NEW JERSEY 221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

**Sponsored by:**

**Senator BRIAN P. STACK**

**District 33 (Hudson)**

**Senator ANDREW ZWICKER**

**District 16 (Hunterdon, Mercer, Middlesex and Somerset)**

**SYNOPSIS**

Requires owners of certain multiple dwellings of three or more floors to provide priority status to senior citizens and disabled residents moving to lower floors.

**CURRENT VERSION OF TEXT**

Introduced Pending Technical Review by Legislative Counsel.



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 that is not held in a cooperative form of ownership shall grant  
13 priority status to a qualifying resident who is seeking to move into a  
14 unit with the same number of bedrooms located on a lower floor  
15 within the multiple dwelling. A qualifying resident shall be granted  
16 the right of first refusal over applicants seeking to move into the  
17 multiple dwelling and over other non-qualifying residents of the  
18 multiple dwelling seeking to move into a unit on a lower floor. The  
19 requirements of this subsection shall not displace any existing  
20 affordability requirements, targeting requirements, and income  
21 restrictions in place for the multiple dwelling.

22 c. The owner, or an agent thereof, shall post, in the same  
23 location and manner as a certificate of registration pursuant to  
24 subsection a. of section 12 of P.L.1967, c.76 (C.55:13A-12), a sign  
25 that contains information regarding the priority status granted to  
26 qualifying residents.  
27

28 2. This act shall take effect immediately.  
29  
30

31 STATEMENT  
32

33 This bill requires the owner of a multiple dwelling consisting of  
34 three or more floors to provide priority treatment, for the purposes  
35 of moving to a unit on a lower floor with the same number of  
36 bedrooms, to senior citizens and persons with disabilities that  
37 hinder or limit mobility. Buildings held in a cooperative form of  
38 ownership are exempt from the requirements of the bill.

39 Qualifying residents will be given the right of first refusal over  
40 outside applicants seeking to move into the multiple dwelling and  
41 over other non-qualifying residents who are seeking to move to a  
42 lower floor. The requirements of the bill are not to displace any  
43 existing affordability requirements, targeting requirements, and  
44 income restrictions in place for the multiple dwelling.

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