

[First Reprint]

ASSEMBLY, No. 4588

STATE OF NEW JERSEY
222nd LEGISLATURE

INTRODUCED MARCH 10, 2026

Sponsored by:

Assemblywoman CAROL A. MURPHY

District 7 (Burlington)

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District 20 (Union)

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

As reported by the Assembly Housing Committee on October 5, 2026, with amendments.



(Sponsorship Updated As Of: 10/15/2026)

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 ¹, condominium, or other common
13 interest¹ form of ownership ¹governed by "The Planned Real Estate
14 Development Full Disclosure Act," P.L.1977, c.419 (C.45:22A-21
15 et seq.), the "Condominium Act," P.L.1969, c.257 (C.46:8B-1 et
16 seq.), the "Horizontal Property Act," P.L.1963, c.168 (C.46:8A-1 et
17 seq.), or "The Cooperative Recording Act of New Jersey,"
18 P.L.1987, c.381 (C.46:8D-1 et seq.),¹ shall grant priority status to a
19 qualifying resident who ¹already resides in the building, and¹ is
20 seeking to move into a unit with the same number of bedrooms
21 located on a lower floor within the multiple dwelling. A qualifying
22 resident shall be granted the right of first refusal over applicants
23 seeking to move into the multiple dwelling and over other non-
24 qualifying residents of the multiple dwelling seeking to move into a
25 unit on a lower floor. The requirements of this subsection shall not
26 displace any existing affordability requirements, targeting
27 requirements, and income restrictions in place for the multiple
28 dwelling.

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

34
35 2. This act shall take effect immediately.

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.

Matter enclosed in superscript numerals has been adopted as follows:

¹Assembly AHO committee amendments adopted October 5, 2026.