

ASSEMBLY, No. 5585

STATE OF NEW JERSEY

222nd LEGISLATURE

INTRODUCED OCTOBER 5, 2026

Sponsored by:

Assemblyman VINCENT M. "VINNIE" KEARNEY
District 21 (Middlesex, Morris, Somerset and Union)

SYNOPSIS

Concerns senior housing rental property exemption from municipal rent control ordinance.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT expanding inapplicability to certain senior housing of rent
 2 control ordinance exemption and amending P.L.1987, c.153.
 3
 4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
 5 *of New Jersey:*
 6
 7 1. Section 1 of P.L.1987, c.153 (C.2A:42-84.1) is amended to
 8 read as follows:
 9 As used in **[this act]** P.L.1987, c.153 (C.2A:42-84.1 et seq.):
 10 a. "Completion of construction" means issuance of a certificate
 11 of occupancy pursuant to section 15 of the "State Uniform
 12 Construction Code Act," **[P.L. 1975, c. 217 (C. 52:27D-133)]**
 13 P.L.1975, c.217 (C.52:27D-133);
 14 b. "Constructed" means constructed, erected or converted but
 15 excludes rehabilitation of premises rented previously for residential
 16 purposes without an intervening use for other purposes for a period
 17 of at least two years prior to conversion. Mere vacancy shall not be
 18 considered an intervening use for the purposes of this subsection;
 19 c. "Constructed after the effective date of this act" means
 20 constructed pursuant to a construction permit issued on or after the
 21 effective date of **[this act]** P.L.1987, c.153 (C.2A:42-84.1 et seq.);
 22 d. **["Constructed]** Dwelling units constructed for occupation by
 23 senior citizens" means **[constructed under a governmental program**
 24 **restricting occupancy of at least 90% of the dwelling units to senior**
 25 **citizens and any members of their immediate households or their**
 26 **occupant surviving spouses,]** "housing for older persons" as defined
 27 in subsection mm. of section 5 of P.L.1945, c.169 (C.10:5-5) or
 28 housing constructed as a retirement subdivision or retirement
 29 community as defined in the "Retirement Community Full
 30 Disclosure Act," [P.L. 1969, c. 215 (C. 45:22A-1 et seq.)]
 31 P.L.1969, c.215 (C.45:22A-1 et seq.);
 32 e. "Multiple dwelling" means any building or structure and land
 33 appurtenant thereto containing four or more dwelling units, other
 34 than dwelling units constructed for occupation by senior citizens,
 35 rented or offered for rent to four or more tenants or family units;
 36 f. "Period of amortization" means the time during which the
 37 principal amount of the mortgage loan and interest thereon would
 38 be paid entirely through periodic payments, whether or not the term
 39 of the mortgage loan is for a shorter period concluding with a
 40 balloon payment; and
 41 g. **["Senior citizens" means persons 62 years of age or older.]**
 42 Deleted by amendment, P.L. __, c. __.
 43 (cf: P.L.1987, c.153, s.1)

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.

A5585 KEARNEY

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1 2. This act shall take effect immediately and apply to tenancies
2 commencing after that date.

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STATEMENT

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7 This bill amends an existing law that exempts certain properties
8 from a municipal rent control ordinance to ensure that municipal
9 rent control applies to dwelling units constructed for occupancy by
10 households with at least one person 55 years of age or older per
11 unit. Current law expressly provides this applicability only for
12 senior citizens 62 years of age or older.