

SENATE, No. 4680

STATE OF NEW JERSEY
222nd LEGISLATURE

INTRODUCED OCTOBER 1, 2026

Sponsored by:
Senator JAMES BEACH
District 6 (Burlington and Camden)

SYNOPSIS

Requires Director of the Division of Local Government Services in DCA to establish pilot program for acquiring abandoned properties in certain municipalities and develop land bank agreement.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning certain abandoned properties and
2 supplementing and amending P.L.2016, c.4.

3
4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
5 *of New Jersey:*

6
7 1. (New section) a. The director, in accordance with the
8 authority granted pursuant to P.L.2016, c.4 (C.52:27BBBB-1 et
9 seq.), shall establish a pilot program, which shall expire on
10 December 1, 2031, to acquire abandoned properties in a
11 municipality in need of stabilization and recovery, as determined by
12 the director pursuant to subsection b. of this section. The pilot
13 program shall permit the Department of Community Affairs to
14 acquire an abandoned property through:

15 (1) purchase or gift; or

16 (2) the abandoned property acquisition processes established by
17 the "Abandoned Properties Rehabilitation Act," P.L.2003, 210
18 (C.55:19-78 et al.).

19 b. (1) The director shall establish and maintain a list of
20 abandoned properties, as defined in section 4 of P.L.2003, c.210
21 (C.55:19-81), by compiling the tax rolls, ground surveys, and any
22 abandoned property list maintained pursuant to the "Abandoned
23 Properties Rehabilitation Act," P.L.2003, 210 (C.55:19-78 et al.) by
24 the municipality in need of stabilization and recovery until the
25 expiration of the pilot program.

26 (2) Upon the completion of the list of abandoned properties
27 established pursuant to paragraph (1) of this subsection, as
28 determined by the director, the director shall formally designate any
29 property that meets the requirements of being abandoned, pursuant
30 to section 4 of P.L.2003, c.210 (C.55:19-81), as abandoned if the
31 property was not already designated as abandoned by the
32 municipality in need of stabilization and recovery, and shall use this
33 list in any action to transfer title of the property to the Department
34 of Community Affairs.

35 c. (1) The director may conduct, or contract to conduct,
36 pursuant to section 13 of P.L.2003, c.210 (C.55:19-90),
37 rehabilitation or demolition services on any property on the
38 abandoned property list where the Department of Community
39 Affairs has been granted title and the director deems in need of
40 rehabilitation or demolition.

41 (2) The redevelopment consultant appointed by the director,
42 pursuant to subparagraph (o) of paragraph (3) of subsection a. of
43 section 5 of P.L.2016, c.4 (C.52:27BBBB-5), shall expedite the
44 permitting approval process for any permits concerning the
45 rehabilitation or demolition of vacant properties.

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 d. (1) An abandoned property the director deems habitable
2 shall be subject to a tax sale, sheriff sale, or other property auction
3 within one year of a property's designation as abandoned, or within
4 six months of the effective date of P.L. , c. (C.) (pending
5 before the Legislature as this bill) for properties that have been
6 previously designated as abandoned by the municipality in need of
7 stabilization and recovery.

8 (2) An abandoned property that the director determines is in
9 need of rehabilitation or demolition shall be subject to a tax sale,
10 sheriff sale, or other property auction after the required work is
11 completed or three years from the date the Department of
12 Community Affairs takes possession of the property's title,
13 whichever is earlier.

14 e. The director shall have the authority of a "public officer," as
15 defined in section 3 of P.L.2003, c.210 (C.55:19-80), when acting
16 pursuant to the "Abandoned Properties Rehabilitation Act,"
17 P.L.2003, 210 (C.55:19-78 et al.).

18 f. The Commissioner of Community Affairs shall submit, for
19 the duration of the pilot program, a biennial report to the Governor
20 and, pursuant to section 2 of P.L.1991, c.164 (C.52:14-19.1), to the
21 Legislature, providing the following information:

22 (1) the number of properties declared vacant or abandoned as a
23 result of the pilot program;

24 (2) a description of the actions taken to remediate, rehabilitate,
25 or redevelop the vacant or abandoned properties;

26 (3) the number of properties sold pursuant to the pilot program;
27 and

28 (4) if the land bank has been established pursuant to section 2 of
29 P.L. , c. (C.) (pending before the Legislature as this bill),
30 the same information in paragraphs (1) through (3) of this
31 subsection as provided by the land bank.

32 g. The final report submitted in accordance with subsection f.
33 of this section shall include recommendations from the
34 redevelopment consultant appointed by the director, pursuant to
35 subparagraph (o) of paragraph (3) of subsection a. of section 5 of
36 P.L.2016, c.4 (C.52:27BBBB-5), concerning prospective changes to
37 planning and zoning board development and redevelopment
38 processes in the municipality in need of stabilization and recovery.

39

40 2. (New section) a. Within six months of the effective date of
41 P.L. , c. (C.) (pending before the Legislature as this bill),
42 the director shall develop a land bank agreement pursuant to section
43 5 of P.L.2019, c.159 (C.40A:12A-78), incorporating the provisions
44 of the "New Jersey Land Bank Law," sections 1 through 16 of
45 P.L.2019, c.159 (C.40A:12A-74 et seq.), as appropriate. The land
46 bank agreement shall establish the responsibilities of a land bank
47 entity in acquiring property on behalf of the director in a

1 municipality in need of stabilization and recovery, in addition to
2 any other responsibilities deemed necessary by the director.

3 b. The director shall determine whether the land bank entity
4 subject to the agreement shall be the Department of Community
5 Affairs, a "nonprofit land bank entity," as defined in section 3 of
6 P.L.2019, c.159 (C.40A:12A-76), or a municipality in need of
7 stabilization and recovery.

8 c. The director, in collaboration with a municipality in need of
9 stabilization and recovery, shall determine the date of establishment
10 of the land bank in accordance with the land bank agreement
11 developed pursuant to subsection a. of this section.

12 d. The redevelopment consultant appointed by the director,
13 pursuant to subparagraph (o) of paragraph (3) of subsection a. of
14 section 5 of P.L.2016, c.4 (C.52:27BBBB-5), shall serve as the
15 executive director of the land bank.

16
17 3. Section 5 of P.L.2016, c.4 (C.52:27BBBB-5) is amended to
18 read as follows:

19 5. a. (1) Notwithstanding the provisions of any law, rule, or
20 regulation to the contrary, if the municipality in need of
21 stabilization and recovery fails to submit a plan, if the
22 commissioner has determined pursuant to subsection c. of section 4
23 of P.L.2016, c.4 (C.52:27BBBB-4) that the recovery plan is not
24 likely to achieve financial stability for the municipality in need of
25 stabilization and recovery, if the commissioner determines that the
26 municipality is not strictly complying with a recovery plan
27 approved by the commissioner pursuant to subsection c. of section 4
28 of P.L.2016, c.4 (C.52:27BBBB-4), or if the commissioner
29 determines that a recovery plan approved by the commissioner
30 pursuant to subsection c. of section 4 of P.L.2016, c.4
31 (C.52:27BBBB-4) is no longer likely to achieve financial stability,
32 the Local Finance Board may, in its exclusive discretion at any time
33 during which the municipality is deemed a municipality in need of
34 stabilization and recovery, assume and reallocate to, and vest
35 exclusively in the director any of the functions, powers, privileges,
36 and immunities of the governing body of that municipality set forth
37 in any statute, regulation, ordinance, resolution, charter, or contract
38 to which the municipality is a party that are, or may be,
39 substantially related to the fiscal condition or financial
40 rehabilitation and recovery of that municipality. The duration of
41 the transfer of the functions, powers, privileges, and immunities of
42 the governing body shall not exceed the duration of the time the
43 municipality is deemed a municipality in need of stabilization and
44 recovery.

45 (2) In the event the Local Finance Board assumes and
46 reallocates to the director any function, power, privilege, or
47 immunity of the governing body of a municipality in need of
48 stabilization and recovery set forth in a contract to which that

1 municipality is a party, the municipality shall remain the party to
2 the contract and neither the Local Finance Board nor the director
3 shall assume any contractual obligations or liability arising out of
4 that contract or be subject to any claim for breach of that contract or
5 any other claim related to that contract. Any actions or steps taken
6 by the director under P.L.2016, c.4 (C.52:27BBBB-1 et al.) shall be
7 deemed to be by, and on behalf of, the municipality in need of
8 stabilization.

9 (3) The authorities granted to the director by the Local Finance
10 Board pursuant to this section shall extend to any and all actions
11 that, in the exclusive discretion of the director, may help stabilize
12 the finances, restructure the debts, or assist in the financial
13 rehabilitation and recovery of the municipality in need of
14 stabilization and recovery. Notwithstanding the provisions of any
15 other law, rule, regulation, or contract to the contrary, except for the
16 provisions of Title 11A, Civil Service as may be applicable to
17 actions taken after the effective date of P.L.2021, c.124
18 (C.52:27BBBB-4 et al.), the director shall have the authority to take
19 any steps to stabilize the finances, restructure the debts, or assist in
20 the financial rehabilitation and recovery of the municipality in need
21 of stabilization and recovery, including, but not limited to:

22 (a) implementing governmental, administrative, and operational
23 efficiency and oversight measures;

24 (b) dissolving, terminating, transferring, abolishing, or
25 otherwise disposing of any municipal authority, board, commission,
26 or department, or any function thereof, provided, however, that no
27 such action shall be taken until adequate provision has been made
28 for the payment of the creditors or obligees of the entity to be
29 impacted unless otherwise permitted by law. This shall include the
30 power to take any steps required of the governing body under
31 applicable laws, including, but not limited to, the "municipal and
32 county utilities authorities law," P.L.1957, c.183 (C.40:14B-1 et
33 seq.), the "Local Authorities Fiscal Control Law," P.L.1983, c.313
34 (C.40A:5A-1 et seq.), the "Water Infrastructure Protection Act,"
35 P.L.2015, c.18 (C.58:30-1 et seq.), the "Local Redevelopment and
36 Housing Law," P.L.1992, c.79 (C.40A:12A-1 et seq.), and the
37 "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.),
38 including, but not limited to, and notwithstanding P.L.2011, c.18
39 (C.5:12-218 et al.), the authority of the director to facilitate the
40 realignment and reorganization of the municipality's zoning or
41 planning boards and to establish procedures and practices that, in
42 the director's discretion, enhance, streamline, and improve the
43 municipality's redevelopment processes, including facilitating the
44 appointment and retention of a master developer to assist in the
45 redevelopment process. To the extent that the Local Finance Board
46 or the director exercise any powers under the "Local Authorities
47 Fiscal Control Law," P.L.1983, c.313 (C.40A:5A-1 et seq.) with

1 respect to any municipal authority or municipal public utility in the
2 municipality in need of stabilization and recovery;

3 (c) vetoing the minutes of the governing body of the
4 municipality in need of stabilization and recovery, any board,
5 commission, or department of the municipality in need of
6 stabilization and recovery, and any independent board or authority
7 in the municipality in need of stabilization and recovery, including,
8 but not limited to, the housing authority, parking authority,
9 redevelopment authority, Casino Reinvestment Development
10 Authority, if applicable as related to the master plan in the
11 municipality in need of stabilization and recovery, planning board,
12 and zoning board of adjustment. A true copy of the minutes of
13 every meeting of the governing body and any board, commission,
14 department, or independent board, or authority shall be delivered
15 forthwith, by and under the certification of the secretary thereof, to
16 the director. No action taken at the meeting shall have force or
17 effect until 15 business days after a copy of the minutes have been
18 so delivered to the director, unless during this 15-day period the
19 director shall approve in writing the minutes or any part thereof, in
20 which case the action shall become effective upon approval. If,
21 within that 15-day period, the director returns a copy of the minutes
22 with a veto of any action taken by the governing body, board,
23 commission, department, or independent board or authority, or any
24 member thereof at the meeting, the action shall be null and void and
25 of no effect. The director may approve all or part of the action
26 taken at a meeting;

27 (d) controlling litigation and the municipality's legal affairs,
28 including, but not limited to, suing in the municipality's corporate
29 name; prosecuting, defending, and resolving litigation, arbitration,
30 disputes, and controversies; and retaining and directing municipal
31 corporation counsel and other special counsel as the director may
32 deem appropriate;

33 (e) selling, conveying, leasing, monetizing, or otherwise
34 disposing of any interest in any municipally owned assets,
35 including, but not limited to, any water, sewer, wastewater, and
36 storm water infrastructure, equipment or facilities, services, and in
37 any real property, including any improvements thereon; provided
38 that the director shall not sell, convey, lease, monetize, or otherwise
39 dispose of any municipally owned water asset pursuant to an
40 agreement with a private entity until one year after the effective
41 date of P.L.2016, c.4 (C.52:27BBBB-1 et al.) to allow the
42 municipality in need of stabilization and recovery to maximize the
43 value of that asset;

44 (f) amending or terminating any existing contracts or
45 agreements, which shall not include bonds, notes, indentures, or
46 other similar financing instruments and documents to which the
47 municipality is a party, in accordance with the terms thereof, or
48 unilaterally amending or terminating any contracts or agreements

1 which shall not include bonds, notes, indentures, or other similar
2 financing instruments and documents to which the municipality is a
3 party, provided that the director determines that the unilateral
4 termination or amendment is reasonable and directly related to
5 stabilizing the finances or assisting with the fiscal rehabilitation and
6 recovery of the municipality in need of stabilization and recovery;

7 (g) unilaterally modifying, amending, or terminating any
8 collective negotiations agreements, except those related to school
9 districts, to which the municipality is a party, or unilaterally
10 modifying, amending, or terminating the terms and conditions of
11 employment during the term of any applicable collective
12 negotiations agreement, or both, provided that the director
13 determines that the modifications, amendments, or terminations are
14 reasonable and directly related to stabilizing the finances or
15 assisting with the fiscal rehabilitation and recovery of the
16 municipality in need of stabilization and recovery;

17 (h) acting as the sole agent in collective negotiations on behalf
18 of the municipality in need of stabilization and recovery;

19 (i) with respect to any expired collective negotiations
20 agreement to which the municipality in need of stabilization and
21 recovery is a party, unilaterally modifying wages, hours, or any
22 other terms and conditions of employment;

23 (j) unilaterally abolishing any non-elected positions in the
24 municipality in need of stabilization and recovery at any time. All
25 of the functions, powers, and duties of abolished positions shall be
26 exercised or delegated by the director;

27 (k) unilaterally appointing, transferring, or removing employees
28 of the municipality in need of stabilization and recovery, including,
29 but not limited to, department heads and division heads, as the case
30 may be, but excluding appointed officials who have obtained tenure
31 in office;

32 (l) acting as the appropriate authority, including, without
33 limitation, the appointing authority, for purposes of Title 40A of the
34 New Jersey Statutes;

35 (m) entering into any agreement with the county in which the
36 municipality in need of stabilization and recovery is located, any of
37 the other municipalities located in that county, or any
38 instrumentality of the State to share or consolidate municipal
39 services pursuant to any law applicable to consolidation or sharing
40 of services, including, without limitation, the "Uniform Shared
41 Services and Consolidation Act," P.L.2007, c.63 (C.40A:65-1 et al.)
42 and P.L.2015, c.279 (C.40A:14-90.1 et al.);

43 (n) procuring any goods, services, commodities, information
44 technology, software, hardware, or other items on behalf of the
45 municipality in need of stabilization and recovery, in accordance
46 with either the "Local Public Contracts Law," P.L.1971, c.198
47 (C.40A:11-1 et seq.), or procurement laws applicable to the State, at
48 the discretion of the director;

1 (o) retaining any professionals on behalf of the municipality in
2 need of stabilization and recovery, including, but not limited to, a
3 master redeveloper **【or redevelopment consultant】**, and the
4 appointment of a redevelopment consultant, who shall be a resident
5 of the municipality in need of stabilization and recovery, within 30
6 days of enactment of P.L. , c. (C.) (pending before the
7 Legislature as this bill), and directing the work of professionals or
8 any professionals previously retained by the municipality in need of
9 stabilization and recovery, in accordance with either the "Local
10 Public Contracts Law," P.L.1971, c.198 (C.40A:11-1 et seq.) or
11 procurement laws applicable to the State, at the discretion of the
12 director;

13 (p) retaining bond counsel, adopting bond ordinances to the
14 extent necessary, making appropriate bond applications, and taking
15 any other steps necessary to restructure and adjust debt, on behalf of
16 the municipality in need of stabilization and recovery;

17 (q) exercising on behalf of the municipality in need of
18 stabilization and recovery, notwithstanding P.L.2011, c.18 (C.5:12-
19 218 et al.), any authority granted to a municipality pursuant to the
20 "Local Redevelopment and Housing Law," P.L.1992, c.79
21 (C.40A:12A-1 et al.) when the director deems it necessary or
22 appropriate to help stabilize the finances, restructure the debts, or
23 assist with the financial rehabilitation and recovery of the
24 municipality in need of stabilization and recovery;

25 (r) exercising on behalf of the municipality in need of
26 stabilization and recovery any authority granted to a municipality
27 pursuant to the "Redevelopment Area Bond Financing Law,"
28 P.L.2001, c.310 (C.40A:12A-64 et seq.) when the director deems it
29 necessary or appropriate to help stabilize the finances, restructure
30 the debts, or assist with the financial rehabilitation and recovery of
31 the municipality in need of stabilization and recovery;

32 (s) exercising on behalf of the municipality in need of
33 stabilization and recovery any authority granted to a municipality
34 pursuant to the "Long Term Tax Exemption Law," P.L.1991, c.431
35 (C.40A:20-1 et seq.) and the "Five-Year Exemption and Abatement
36 Law," P.L.1991, c.441 (C. 40A:21-1 et seq.) when the director
37 deems it necessary or appropriate to help stabilize the finances,
38 restructure the debts, or assist the financial rehabilitation and
39 recovery of the municipality in need of stabilization and recovery;

40 (t) authorizing and filing, on behalf of the municipality in need
41 of stabilization and recovery, subject only to the written approval of
42 the majority of the members of the legislative Joint Budget
43 Oversight Committee, a petition and other pleadings and papers
44 with any United States court or federal bankruptcy court for the
45 purpose of effecting a plan of readjustment or composition of debts,
46 as set forth in R.S.52:27-40 et seq., and taking any other and further
47 actions necessary or appropriate in connection with any case or
48 proceeding; and

1 (u) negotiating and executing any contracts, agreements, or
2 other documents on behalf of the municipality in need of
3 stabilization and recovery as may be necessary or appropriate to
4 effectuate any of the actions or steps specifically identified in
5 P.L.2016, c.4 (C.52:27BBBB-1 et al.) or that may otherwise, as the
6 director deems necessary or appropriate, help stabilize the finances,
7 restructure the debts, or assist with the financial rehabilitation and
8 recovery of the municipality in need of stabilization and recovery.

9 (4) Subject to subsection b. of section 11 of P.L.2016, c.4
10 (C.52:27BBBB-9), the Local Finance Board may authorize the
11 director to take any action authorized to be taken under the "Local
12 Bond Law," N.J.S.40A:2-1 et seq., and the "Municipal Qualified
13 Bond Act," P.L.1976, c.38 (C.40A:3-1 et seq.) by a governing body
14 of a local unit.

15 (5) The provisions of P.L.1941, c.100 (C.34:13A-1 et seq.), and
16 regulations promulgated thereunder, shall in no way infringe on the
17 authority of the Local Finance Board or the director set forth in this
18 section or any actions taken by the director pursuant to this section.

19 (6) Any function, power, privilege, or immunity of the
20 municipal governing body that is not assumed by the Local Finance
21 Board and reallocated to and vested exclusively in the director
22 pursuant to this section shall remain allocated to and vested in that
23 governing body unless and until such time as the function, power,
24 privilege, immunity, or duty may be allocated to and vested
25 exclusively in the Local Finance Board or the director pursuant to
26 this section. The Local Finance Board or the director may exercise
27 any power implied or incidental to a power that has been
28 specifically allocated.

29 b. (1) Notwithstanding the provisions of any law, rule, or
30 regulation to the contrary, including any requirements set forth in
31 R.S.40:49-1 et seq., the "Senator Byron M. Baer Open Public
32 Meetings Act," P.L.1975, c.231 (C.10:4-6 et seq.), or R.S.52:27-41,
33 the director shall have the exclusive authority to pass, adopt, repeal,
34 or amend any ordinance or resolution of the municipality in need of
35 stabilization and recovery, modify any meeting agenda of the
36 governing body of the municipality in need of stabilization and
37 recovery, and negotiate, enter into, amend, or terminate any contract
38 or agreement, on behalf of the municipality in need of stabilization
39 and recovery, provided that the director deems the action necessary
40 or appropriate to help stabilize the finances, restructure the debts, or
41 assist with the financial rehabilitation and recovery of the
42 municipality in need of stabilization and recovery.

43 (2) When exercising powers under this section, the director
44 shall, to the extent practicable, comply with all notice, hearing, and
45 other requirements to which the municipality in need of
46 stabilization and recovery is generally subject, but in no instance
47 shall the director be deemed a "public body" pursuant to the

1 "Senator Byron M. Baer Open Public Meetings Act," P.L.1975,
2 c.231 (C.10:4-6 et seq.).

3 (3) The director may issue to the appropriate elected and
4 appointed officials and employees, agents, and contractors of a
5 municipality in need of stabilization and recovery the orders that the
6 director deems appropriate to stabilize the finances, restructure the
7 debts, or assist the financial rehabilitation and recovery of the
8 municipality in need of stabilization and recovery pursuant to the
9 authority granted by the Local Finance Board pursuant to this
10 section. Any order by the director shall be binding on the
11 appropriate elected and appointed officials and employees, agents,
12 and contractors of a municipality in need of stabilization and
13 recovery and may be enforced as other orders of the director are
14 enforced under general law
15 (cf: P.L.2025, c.324, s.2)

16
17 4. This act shall take effect immediately.
18
19

20 STATEMENT

21
22 This bill adds additional powers to the authority granted to the
23 Director of the Division of Local Government Services (director) in
24 the Department of Community Affairs (DCA), pursuant to the
25 "Municipal Stabilization and Recovery Act," P.L.2016, c.4
26 (C.52:27BBBB-1 et seq.). Specifically, the bill requires the director
27 to establish a pilot program to acquire abandoned properties, as
28 determined by the director, in a municipality in need of stabilization
29 and recovery, as determined by the director. The pilot program is to
30 expire on December 1, 2031 The pilot program is to permit the
31 DCA to acquire an abandoned property through:

32 (1) purchase or gift; or

33 (2) the abandoned property acquisition processes established by
34 the "Abandoned Properties Rehabilitation Act," (APRA) P.L.2003,
35 210 (C.55:19-78 et al.).

36 The bill requires the director to establish and maintain a list of
37 abandoned properties, as defined in section 4 of P.L.2003, c.210
38 (C.55:19-81), by compiling the tax rolls, ground surveys, and any
39 abandoned property list maintained pursuant to the APRA by the
40 municipality in need of stabilization and recovery until the
41 expiration of the pilot program.

42 The bill provides that, once the director deems the list of
43 abandoned properties complete, the director is to formally designate
44 any property that meets the requirements of being abandoned,
45 pursuant to section 4 of P.L.2003, c.210 (C.55:19-81), as abandoned
46 if the property was not previously designated as abandoned by the
47 municipality in need of stabilization and recovery, and shall use this
48 list in any action to transfer title of the property to the DCA.

1 The director may conduct, or contract to conduct, rehabilitation
2 or demolition services on any property on the abandoned property
3 list where the DCA has been granted title and the director deems in
4 need of rehabilitation or demolition.

5 The redevelopment consultant appointed by the director is to
6 expedite the permitting approval process for any permits concerning
7 the rehabilitation or demolition of vacant properties.

8 The bill provides that an abandoned property the director deems
9 habitable is to be subject to a tax sale, sheriff sale, or other property
10 auction within one year of a property's designation as abandoned,
11 or within six months of the effective date of the bill for properties
12 that have been previously designated as abandoned by the
13 municipality in need of stabilization and recovery. An abandoned
14 property the director determines is in need of rehabilitation or
15 demolition is to be subject to a tax sale, sheriff sale, or other
16 property auction after the required work is completed or three years
17 from the date the DCA takes possession of the property's title,
18 whichever is earlier.

19 The commissioner is to submit, for the duration of the pilot
20 program, a biennial report to the Governor and to the Legislature,
21 providing certain information enumerated in the bill. The final
22 report is to include recommendations from the redevelopment
23 consultant appointed by the director concerning prospective
24 changes to planning and zoning board development and
25 redevelopment processes in the municipality in need of stabilization
26 and recovery.

27 Within six months of the effective date of the bill, the director is
28 to develop a land bank agreement pursuant to the "New Jersey Land
29 Bank Law," sections 1 through 16 of P.L.2019, c.159 (C.40A:12A-
30 74 et seq.). The land bank agreement is to establish the
31 responsibilities of a land bank entity in acquiring property on behalf
32 of the director in a municipality in need of stabilization and
33 recovery, in addition to any other responsibilities deemed necessary
34 by the director. The director is to determine whether the land bank
35 entity subject to the agreement is to be the DCA, a "nonprofit land
36 bank entity," as defined in section 3 of P.L.2019, c.159
37 (C.40A:12A-76), or a municipality in need of stabilization and
38 recovery. The director, in collaboration with a municipality in need
39 of stabilization and recovery, is to determine the date of
40 establishment of the land bank in accordance with the land bank
41 agreement developed pursuant to the bill. The redevelopment
42 consultant is to serve as the executive director of the land bank.

43 Lastly, the bill amends the "Municipal Stabilization and
44 Recovery Act" to require the director to appoint a redevelopment
45 consultant, who is to be a resident of the municipality in need of
46 stabilization and recovery, within 30 days of the enactment of this
47 bill.