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## New Jersey Legislature: Legislation to Watch 2024

Compiled by Joyce Murray, C-IHC Board

Legend: A = Bill in the Assembly S = Bill in the Senate

Y = C-IHC supports; Q = C-IHC supports with amendments; O = C-IHC opposes

PA = passed Assembly PS = passed Senate PBH = passed both houses. Pamphlet Law = enacted

[A4/ IR S50](#) **Asw. Lopez, Asm. Caughlin et al.; Sens. Singleton, Scutari** **C-IHC = Y,Q**

Reforms municipal responsibilities concerning provision of affordable housing; abolishes Council on Affordable Housing (COAH); appropriates \$16 million. PA; See special section in newsletter discussing this bill and the status of COAH.

[A637](#) **Asm. Kean** **C-IHC = Y**

Prohibits conflict of interests by governing board members or management employees of homeowners' associations.

[A691/S595](#) **Asm. Torrisi/ Sen. Tiver** **C-IHC = Y**

Restricts occupancy of dwelling unit in age-restricted community to older adults following resale.

[A819 S450](#) **Asmn. McGuckin, Kanitra; Sen. Holzapfel** **C-IHC = Y**

Requires mortgage lenders to maintain vacant, age-restricted dwelling units during foreclosure.

[A1006](#) **Asw. Munoz** **C-IHC = Y**

Requires certain common interest community associations to publish certain information; requires that homeowners' association contracts for management and maintenance include 24-hour emergency services. Note: Permits attorney fees for owners if they sue for access to records and win.

[A1312](#) **Asm. DePhillips** **C-IHC = Y**

Requires personnel at gated communities and multi-unit complexes to allow service of process.

[A1367](#) **Asm. Marengo** **C-IHC = O**

Revises time period at which unit owners assume control of homeowners' associations. (Note: Opposition due to the fact that the bill appears to create separate associations, by building section)

[A2208](#) **Asw. McCann Stamato, Asm. Sampson** **C-IHC = Y**

Extends time period for tenants receiving federal housing choice voucher program assistance to locate new housing after landlord sells property. Note: NJ and Federal laws allow vouchers to be converted to imputed income to purchase affordable housing units.

[A2271](#) **Asw. Lopez** **C-IHC = Y**

Requires association of age-restricted common interest community to permit dwelling owner to transfer property without regard to age of buyer.

[A2449](#) **Asw. Quijano** **C-IHC = Q**

Requires training of planned real estate development association board members.

[A2450](#) **Asw. Quijano** **C-IHC = Q**

Requires licensure of community management entity that contracts to conduct management services for planned real estate development association.

[A2558](#) **Asm. Peterson** **C-IHC = Y**

Requires developer under "The Planned Real Estate Full Disclosure Act" to post bond with DCA and provides for more accountability to owners in common interest community.

A3438 **Asmm. Wimberly, Reynolds-Jackson** **C-IHC = Y**

Creates program for installing standby emergency power generators in new senior housing.

A3467 **Asw. Murphy** **C-IHC = Q**

Expands DCA oversight over common interest communities; establishes trust fund, advisory council, and ombudsman office.

A3472 **Asw. Murphy** **C-IHC = Q**

Establishes "Common Interest Community Task Force."

A3919/S686 **Sen. Singer/Asmn. Rumph, Myhre** **C-IHC = Y**

Prohibits common interest communities from penalizing members who place unit into living, revocable trust fund or classifying placement as title transfer.

S1013 **Sen. Greenstein** **C-IHC = Y**

Prohibits condominium associations from assessing insurance deductibles to individual unit owners or groups of unit owners.

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