

# SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

## STATEMENT TO

### **SENATE, No. 183**

with committee amendments

# **STATE OF NEW JERSEY**

DATED: SEPTEMBER 29, 2022

The Senate Community and Urban Affairs Committee reports favorably and with committee amendments Senate Bill No. 183.

As amended, this bill would require the owner of a multiple dwelling consisting of three or more floors to provide priority treatment, for the purposes of moving to a unit on a lower floor with the same number of bedrooms, to senior citizens and persons with disabilities that hinder or limit mobility. Qualifying residents will be given the right of first refusal over outside applicants seeking to move into the multiple dwelling and over other non-qualifying residents who are seeking to move to a lower floor. The requirements of the bill are not to displace any existing affordability requirements, targeting requirements, and income restrictions in place for the multiple dwelling, unless the tenant agrees to a smaller or larger unit.

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

This bill was pre-filed for introduction in the 2022-2023 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.

#### COMMITTEE AMENDMENTS:

The committee amended the bill to specify that the unit that the senior citizen or person with disabilities moves into must contain the same number of bedrooms as the qualifying resident's current dwelling. The committee also amended the bill to provide that the requirements of the bill are not to displace any existing affordability requirements, targeting requirements, and income restrictions in place for the multiple dwelling, unless the tenant agrees to a smaller or larger unit.