



LEGISLATIVE UPDATE

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We hope that everyone is enjoying the Summer. We expect that the legislative action will cool down until the lame duck session in the Fall. However, over here at the New Jersey Legislative Action Committee (NJ-LAC) we will still be moving full steam ahead. While our structural integrity legislation (S2760) passed out of both the Senate Community and Urban Affairs Committees, its assembly counterpart (A4384) is still in committee. Furthermore, at this time there may not be enough support for the bill to pass on the floor of either house.

The LAC's goal over the summer is to educate your lawmakers regarding the importance of this bill in protecting the safety of residents and the financial well-being of associations. This need has only grown in light of the recent Iowa building collapse. In the Fall, we ask that you be on the lookout for calls to action and other alerts so we can get this bill over the finish line during this legislative session.

In addition to structural integrity, please be aware of the following:

- A5179 – “Fire Safety and Smoke Control System Inspection Verification Act” – This bill has passed both houses of the legislature and is on the governor's desk for signature. It will require periodic testing and inspection of smoke damper control systems in residential structures. Please discuss these new requirements with your fire protection professionals.
- New Jersey has appropriated \$50,000 per county and up to \$15,000 per municipality for the treatment of spotted lantern flies. If this is a problem in your location, ask your local government to apply for a grant.
- A4488/S2662 – This bill has passed both houses and is on the governor's desk. It prohibits community associations from prohibiting resident police officers (and other police officers visiting the property for reasons unrelated

to police business) from parking their marked police vehicles in appropriate parking spaces.

- A4682/S2389 – This bill has passed both houses and is on the governor's desk. In essence, it will require that when an association hires or fires a staffing company providing employees for building services (concierge, doorman, maintenance, security, and other non-office roles), those persons already working onsite must be

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offered an opportunity to continue their onsite employment with the new staffing company (or with the association if it goes from outside staffing to direct employment) for a 60-day transition period.

- S3110/A47830 – This bill has passed both houses and was conditionally vetoed by the Governor. The legislature has re-passed the bill with the governor's suggestions. It requires residential landlords to make certain disclosures to residential tenants if the property is located in a flood hazard zone.
- S3125/A4947 – This bill has passed both houses and is on the governor's desk. This law expands “Daniel’s Law” to include child protective investigators. It prohibits public and private actors from publishing the home address and unlisted phone numbers of current and retired judges, prosecutors, law enforcement officers, and child protective investigators. ■