

New Jersey Legislature: Legislation to Watch 2024-2025

Compiled by Joycel 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

If there is no designation, C-IHC has not taken a position on the legislation

[A476](#) **Asm. Danielson/Wimberly**

C-IHC = Q

Provides standards for election and recall of officers for associations of planned real estate developments and restricts certain expenditures.

[A637](#) **Asm. Kean**

C-IHC = Y

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

[A691/S595](#) **Asm. Torrissi/ Sen. Tiver**

C-IHC = Y

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

[A746/S503](#) **Asm. McGuckin/Kanitra; Sen. Holzapfel**

Requires installation of emergency power supply systems to certain common areas of new planned real estate developments; provides related tax incentives.

[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: BILL permits attys fees for owners if they need to 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 COAH 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. Note: this is actually the state of the law now, but needs to be spelled out to many associations.

[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.

A2480/[S3121](#) **Asw. Quijano; Sen. Greenstein**
C-IHC = Y

Requires certain local authorities to inspect, maintain, and repair fire hydrants in planned real estate developments.

[A2554](#) **Asm. Peterson**
C-IHC = Y

Clarifies DCA's authority to ensure planned real estate development builders comply with disclosure requirements.

[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."

Note: Bill does not require member of task force that represents solely owner interests

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.

[A4779](#) **Sauickie, Alex**
C-IHC = Y

Provides gross income tax credits for portion of homeowners' association payments used to fund infrastructure improvements within common interest communities.

[S762](#) **Sen. Johnson**
C-IHC = Q

Establishes penalty on planned real estate development association for failure to provide association members timely access to certain meeting minutes. (Note: the penalty would payable by the members, not the board).

[S1013](#) **Sen. Greenstein**
C-IHC = Y

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

[S1524](#) **Sen. Turner**
C-IHC = Q

The "Owners' Rights and Obligations in Shared Ownership Communities Act."

[S1776](#) **Sen. McKnight**
C-IHC = Y

Clarifies and expands landlord registration procedures; creates certain rights for tenants; makes certain changes concerning tenant notifications, inspections, and maintenance in multiple dwellings; permits percentage of affordable housing obligation to be satisfied by certain rehabilitation projects.

[S2907](#) **Sen. Greenstein**
C-IHC = Y

Concerns installation and maintenance of solar panels in common interest communities.

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