

December 15, 2015

Municipal Clerk: Please forward to governing body members, housing inspectors and municipal attorneys.

Re: Legislative Alert - Bill to Reinstate Authority to License and Regulate Residential Rental Properties - TO BE VOTED ON IN ASSEMBLY

[A-4764](#), a bill to reinstate municipal authority to regulate and inspect residential rental properties has been introduced and is scheduled for a vote by the full Assembly on Thursday, December 17th. This is a necessary and important power of local government.

Yesterday, the Senate companion, S-3722, was approved by the Senate State Government Committee. It now can be scheduled for a floor vote at an upcoming Senate voting session.

Please call your local state legislators and indicate your support for this important legislation.

By way of background, a recent Appellate Division decision, Timber Glen v. Township of Hamilton, removed the ability of municipalities to regulate and inspect residential rentals leased for more than 175 days. An overview of this decision can be found [here](#).

Local government's inability to regularly inspect most residential units raises serious health and safety issues for local residents. And while some larger units are subject to the Hotel and Multiple Dwellings Law (HMDL) inspection every five years, all smaller units are not. Also, experience has proven that health and safety issues can arise, even in larger units, between mandated HMDL inspections. Additionally, unlike HMDL inspections, licensing inspection costs do not fall on the property taxpayers. Towns have come to rely on licensing as an important tool to resolve local housing issues.

Thus, Timber Glen raises concerns as to the ability of local government to keep residents safe within their own homes. This bill will resolve those important concerns.

These bills are sponsored by Assemblyman Burzichelli and Senator Cruz-Perez. We appreciate their leadership on this important issue. The League also appreciates the efforts of Mayor Jim Maley (Collingswood), Mayor Paul Medany (Deptford), and Housing Officer Dennis Morina (Westville) who testified before the legislature on these bills.

Please call your local state legislators and indicate your support for this important legislation.

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Sincerely,

Michael J. Darcy, CAE Executive
Director