



MEMORANDUM

To: Assembly Housing and Community Development Committee Members
From: Nicholas Kikis, Vice President of Legislative & Regulatory Affairs
Date: October 18, 2018
Re: **NJAA Support for A-1433**

On behalf of the New Jersey Apartment Association, and our members who provide both market rate and affordable housing to over one million New Jersey residents, we would like to express our **support for A-1433 (Benson/Wimberly)**, and we would urge you to vote “**Yes**” when the bill comes before the Assembly Housing and Community Development Committee on October 22, 2018.

A-1433 would create a certification for those engaged in mold inspection and mold abatement work, and would require the Department of Community Affairs to establish procedures for the inspection, identification, evaluation, and abatement of mold in schools and residences. These regulations would be based upon EPA guidelines and accepted industry standards.

NJAA members take proactive steps to address mold within apartments and to respond to resident concerns when they arise. This includes hiring mold remediation contractors when warranted. However, there are currently no certifications for those engaged in mold remediation work and there are no required procedures for mold inspection or mold abatement. This measure would remedy this. Added regulatory guidance on mold evaluation and cleanup and professionalization of the mold remediation industry can have benefits for residents and owners alike.

It is important to note that mold is everywhere in our environment, both indoors and outdoors, and can be detected year-round. There are hundreds of thousands of species of mold, each which affects different people differently. As such, neither the CDC or the EPA have established standards on exposure to mold. It is therefore important that, consistent with EPA guidelines, legislation and regulations should unnecessary mold testing, and focus instead on addressing the underlying water condition that is necessary for mold to grow and cleaning or removing mold covered surfaces.

Once again, on behalf of NJAA we **support** A-1433 and ask that you vote **YES** on this bill when it comes before you. Should you have any questions or need further information, please do not hesitate to contact me at 732-992-0600.

The New Jersey Apartment Association represents over 200,000 multi-family apartment units throughout the State of New Jersey. We are a statewide organization dedicated to maintaining, improving, and building both market-rate and affordable rental housing that serves over one million New Jersey residents.