



MEMORANDUM

To: Senate Community and Urban Affairs Committee Members
From: Gary La Spisa, Assistant Vice President of Government Affairs
Date: February 27, 2019
Re: NJAA Support for S-1295 (Bucco)

On behalf of the New Jersey Apartment Association (NJAA), and our members who own, develop, and manage safe, clean, and affordable rental housing to over a million New Jersey residents, we support S-1295, which would establish educational materials and procedures for addressing bedbugs in multifamily rental housing, and ask you to vote “**Yes**” when it comes before you in the Senate Community and Urban Affairs Committee on Monday, March 4, 2019.

S-1295 creates a statutory process for addressing bedbug infestations in multifamily properties. Upon receiving notice from a tenant, a landlord will be required to take action to address an infestation within ten days at their own cost. If a landlord fails to act, the legislation requires a local health official to take action to remediate the infestation. The extermination costs can be billed to the landlord directly or imposed as a lien on the property and penalties can be imposed.

Effectively exterminating bedbugs requires the cooperation both landlords and tenants. S-1295 creates a mechanism that ensures this cooperation.

NJAA has worked with the sponsors since this legislation was introduced more than a decade ago, and we believe that the version before the committee reflects an appropriate balance between the rights and responsibilities of owners and tenants. The New Jersey Apartment Association appreciates the sponsors’ effort on this legislation and encourage you to vote “**Yes**” on S-1295 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 or gary@njaa.com.

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.