



June 11, 2019

The Honorable Phillip Murphy  
Governor, State of New Jersey  
125 W. State Street  
Trenton, NJ 08608

Dear Governor Murphy,

On behalf of the New Jersey Apartment Association (NJAA), and our members who provide both market rate and affordable housing for over a million New Jersey residents, we urge you to enact S-1150 (Ruiz) / A-5041 (Reynolds-Jackson). This legislation would allow the Department of Community Affairs to establish a tiered inspection program and requires apartment owners to annually update their registration information.

As advanced by the Legislature, the bill establishes the following inspection tiers:

- A property that abates all violations prior to their re-inspection, or has no violations, will be placed in the highest tier and will have seven (7) years until the next inspection.
- A property that abates all violations in two to three re-inspections will be placed in the middle tier and will next be inspected in five (5) years.
- Properties that require four or more re-inspections will be placed in the lowest tier and will next be inspected in two (2) years.

By putting this tiered inspection program in place, the Department will be better able to focus their valuable resources where they are needed most. For most property owners, S-1150 would not change their inspection schedule. However, this approach rewards the best performing properties by placing them in a seven-year inspection cycle while subjecting the state's worst performing properties to inspections every two years. Additionally, by improving the property registration system with annual recertification, the Department and local officials will have access to more accurate contact information when there are issues that must be addressed.

We appreciated the opportunity to work closely with the sponsors and the Department to craft this balanced and meaningful legislation. The final bill is an example of a strong collaborative effort by all parties and we encourage you to enact the bill. **Once again, we respectfully urge you to sign S-1150 / A-5041 into law.**

Please do not hesitate to contact me if you have any questions. I can be reached by telephone at (732) 992-0600 or by email at david@njaa.com.

Sincerely,

David H. Brogan  
Executive Director

Cc: Lieutenant Governor Sheila Oliver  
Senator Teresa Ruiz  
Assemblywoman Verlina Reynolds-Jackson  
Matt Platkin, Chief Counsel  
Justin Braz, Deputy Chief of Staff for Legislative Affairs  
Jacqueline Suarez, Associate Counsel