



MEMORANDUM

To: Members of the Senate Health, Human Services and Senior Citizens Committee
From: Nicholas Kikis, VP of Legislative & Regulatory Affairs
Date: January 27, 2020
Re: **NJAA Testimony in Support of S-695 (Ruiz/Cryan)**

On behalf of the New Jersey Apartment Association (NJAA), and our members who own, develop, and manage both market rate and affordable housing for over a million New Jersey residents, we **support S-695**. The bill would establish a comprehensive program to prevent the spread of Legionnaire's Disease, while being careful to minimize the burdens on water providers, building owners, and health officials. We would encourage you to vote "YES" when it comes before the Senate Health, Human Services and Senior Citizens Committee on Monday, January 27, 2020.

Specifically, S-695, as introduced, would control the spread of *Legionella* bacteria through water systems and into buildings where susceptible populations could then become exposed and develop Legionnaire's Disease. It would accomplish this by: (1) establishing baseline chlorination levels necessary in all active parts of a public water system to kill *Legionella* bacteria or slow its growth; (2) requiring notices to customers and residents when utility work could result in increased levels of *Legionella* bacteria being released; (3) requiring certain building owners to follow the building management practices articulated in the Center for Disease Control (CDC) recommended ASHRAE-188 standard; and (4) improving the investigation and reporting practices when cases of Legionnaire's Disease are identified.

Legionella is a common bacterium found naturally in freshwater. It spreads through water systems into buildings where it can then be breathed in through either aerosolization (misting) or aspiration (choking), leading to Legionnaire's Disease in susceptible populations.

S-695 is a comprehensive solution for controlling the spread of this bacterium. It is based upon nationally accepted standards addressing the treatment of source water, building water systems, and would establish requirements and best practices for the maintenance of building systems, such as HVAC equipment, boilers, and hot water heaters.

We appreciate the sponsors' leadership on this important issue. We would encourage all Senate Health, Human Services and Senior Citizens Committee members to vote "YES" when it comes before you on Monday, January 27, 2020.

If you have any questions, or would like to discuss further, please do not hesitate to contact me at 732-992-0600 or nicholas@njaa.com.

The New Jersey Apartment Association represents over 210,000 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.