

Legislative Update



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While drawing upon the “Senior Summit” theme of this month’s edition of *Community Trends*, I struggled with the adjective of “senior” that describes the focus of this issue. “Senior” sometimes refers to communities restricted to those of age 62 and older. Communities restricted to residents of age 55 and older are also sometimes referred to as senior communities. My experience has been that the adjective is often used out of convenience, rather than as a well thought-out descriptive.

One thing is certain. Many over the age of 55 or 62 are more engaged and vibrant than those many years their junior. The other certainty is that, regardless of age, many find the homes desirable in these communities which have been specifically designed and built with unique features and conveniences. These communities often reflect the mindset of homeowners who are anxious to live with the security of gated entrances, free of snow shovels and lawn mowers, and without the bustle of children.

All this said, there are special concerns of residents of these communities which are addressed as part of the LAC’s monthly analysis of legislation. Some bills are defined by the age of the residents, while others deal with issues and concerns encountered by older citizens.

I have taken the opportunity presented by this month’s theme to inform you of some of the bills which the LAC has reviewed in the recent past which may be of particular interest to our senior communities. Due to the space limitations of this column, abbreviated information about each bill follows. Complete copies of the bills are available on the State’s leg-

islative website at <http://www.njleg.state.nj.us/bills/bills0001.asp>. The website also includes information on the history of each bill and current activity.

I am also pleased to announce that the LAC will post on CAI-NJ’s website the bill charts prepared by MBI GluckShaw for the LAC. By logging onto CAI-NJ’s website at <http://www.cainj.org>, you will be able to access the information which the LAC evaluates and view the action taken by the LAC relative to the bills.

If you have any thoughts on any of the bills before us, the LAC would like to hear from you. Feel free to e-mail them to me at cli@greenbaumlaw.com and I will bring them to the attention of my fellow LAC members.

Bill: A254
Sponsors: Kean, S (R30)
Summary: Requires wheel chair only handicapped parking spaces in certain parking lots.

Bill: A764
Sponsors: Rumpf (R9); Gove (R9)
Summary: Requires BPU to provide funding for purchase and installation of photovoltaic technologies for age restricted community clubhouse facilities from societal benefits charge.

Bill: A864
Sponsors: Sumter (D35); Wimberly (D35); Green (D22); Garcia (D33) +1
Summary: Requires newly constructed multiple dwellings with 25 or more residential units to install standby generators to provide electricity in case of emergency.

“Some bills are defined by the age of the residents, while others deal with issues and concerns encountered by older citizens.”

Bill: A1231
Sponsors: McGuckin (R10); Wolfe (R10) +3
Summary: Requires mortgage lenders to maintain vacant, agerestricted dwelling units during foreclosure.

Bill: A1501
Sponsors: DeAngelo (D14); Benson (D14)
Summary: Requires retirement subdivision and retirement community to install electrical generator to provide electricity to common use area to be used as shelter in case of emergency.

Bill: A2102
Sponsors: RodriguezGregg (R8); Brown, C.J. (R8)
Summary: Restricts occupancy of dwelling unit in agerestricted community to older adults following resale.

Bill: A2932
Sponsors: Casagrande (R11); Singleton (D7); Webber (R26)
Summary: Permits landlords to take actions after death of tenant in certain situations.

Bill: A3630 Acs (ACS)
Sponsors: Spencer (D29); Mosquera (D4); Garcia (D33)
Summary: Provides for notification of notify nextofkin in event of death of senior citizen in senior housing facility.

Bill: A3638
Sponsors: Tucker (D28); Caputo (D28)
Summary: Requires minimum temperature in senior citizen housing projects to be maintained at 70 degrees from October 1 to May 1.

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LEGISLATIVE UPDATE...from page 4.

Bill: A3783
Sponsors: Garcia (D33); O'Donnell (D31); O'Donnell (D31) +1
Summary: Requires newlyconstructed multiple dwellings with six or more residential units to install standby generators to provide electricity in case of emergency.

Bill: S73
Sponsors: Stack (D33); Cunningham (D31)
Summary: Requires lobby security for certain senior citizen highrise buildings in areas with high violent crime rates.

Bill: S512
Sponsors: Holzapfel (R10)
Summary: Requires installation of emergency power supply systems to certain common areas of new planned real estate developments; provides related tax incentives.

Bill: S517
Sponsors: Holzapfel (R10); Connors, C (R9)
Summary: Requires mortgage lenders to maintain vacant, age restricted dwelling units during foreclosure.

Bill: S548
Sponsors: Turner (D15); Weinberg (D37) +2
Summary: Establishes "Naturally Occurring Retirement Community" pilot program; appropriates \$250,000.

Bill: S843
Sponsors: Norcross (D5); Van Drew (D1)
Summary: Requires all temporary emergency shelters be equipped with alternative emergency power generators; designated the "Safe Shelter Act."

Bill: S926
Sponsors: Bucco (R25) +1
Summary: Requires Division on Civil Rights and DCA to post information regarding disability accommodation rights for owners and occupants of condominiums, cooperatives, and other common interest communities.

Status: 03/27/2014 – Substituted by another bill

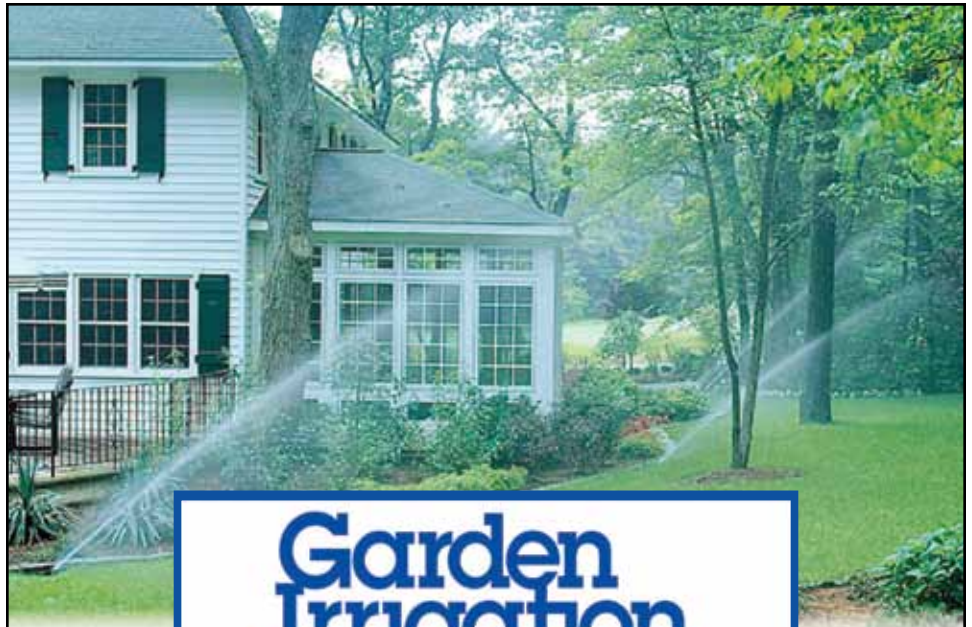
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Bill: S986
Sponsors: Connors, C (R9)
Summary: Requires BPU to provide funding for purchase and installation of photovoltaic technologies for agerestricted community clubhouse facilities from societal benefits charge.

Bill: S1025
Sponsors: Holzapfel (R10)
Summary: Exempts certain transactions of residential property involving senior, blind, and disabled citizens from general purpose fee under realty transfer fee and one percent assessment on real property selling for more than \$1,000,000.

Bill: S1336
Sponsors: Van Drew (D1)
Summary: Requires issuance of construction permits for installation of wheelchair ramps on residential real property within 3 business days of application.

Bill: S2114
Sponsors: Beach (D6); Norcross (D5)
Summary: Establishes "Naturally Occurring Retirement Community" pilot program in Camden County; appropriates \$250,000.



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**THURSDAY
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The Renaissance at Manchester Clubhouse
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Registration: 8:30 a.m.
 Program: 9:00 a.m.-12:00 p.m.

**See details &
 registration form on
 page 41 of this issue!**





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