

CHAPTER 101

AN ACT concerning certain rental housing for seniors and supplementing P.L.1975, c. 217 (C. 52:27D-119 et seq.).

BE IT ENACTED *by the Senate and General Assembly of the State of New Jersey:*

C.55:14K-7.1 Shower, bathtub safety rails required in certain senior rental projects.

1. Notwithstanding any law or regulation to the contrary, whenever a rental dwelling unit reserved for occupancy by an adult aged 55 or over is to be newly constructed and such construction is financed, in whole or in part, or through the allocation of low-income federal tax credits by the New Jersey Housing and Mortgage Finance Agency, the agency shall require that each shower or bathtub within the dwelling unit be equipped with safety rails which shall be reachable by a person of average height, in order to assist the person in maneuvering in or out of the shower or bathtub, as the case may be.

2. This act shall take effect on the first day of the third month next following enactment, but shall not apply to those rental projects for which a development application was approved prior to the effective date.

Approved June 30, 2003.