

CHAPTER 177

AN ACT concerning the dissemination of Truth in Renting information, amending P.L.1975, c.310 and making an appropriation.

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

1. Section 3 of P.L.1975, c.310 (C.46:8-45) is amended to read as follows:

C.46:8-45 Statement of legal rights and responsibilities of tenants and landlords of rental dwelling units.

3. a. The department shall, as soon as practicable and annually thereafter, after public hearing, prepare and make available at no cost to the public, to the extent that funding has been made available to the department for free distribution, a statement, in a form and size suitable for posting and distributing pursuant to the provisions of this act, of the primary clearly established legal rights and responsibilities of tenants and landlords of rental dwelling units. This statement shall be printed in both the English and Spanish languages and shall be posted on the department's Internet website, in an easily printable format, and updated annually. The statement shall serve as an informational document, and nothing therein shall be construed as binding on or affecting a judicial determination under section 6 of P.L.1975, c.310 (C.46:8-48) of what constitutes a lease provision which violates clearly established legal rights of tenants or responsibilities of landlords.

b. Where practical considerations make it necessary for the department to limit the extent of the statement, items to be included shall be selected on the basis of the importance of their inclusion in protecting the rights of the public.

2. There is appropriated to the Department of Community Affairs from the General Fund the amount of \$200,000 to be used for the printing and distribution, at no cost, of the Truth in Renting statement prepared pursuant to section 3 of P.L.1975, c.310 (C.46:8-45).

3. This act shall take effect immediately.

Approved September 27, 2007.