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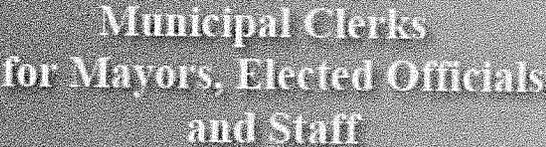
Masser, Michelle

From: Lashway, Lisa
Sent: Wednesday, February 27, 2013 3:49 PM
To: Canning, Sean; Masser, Michelle
Subject: FW: S-2114/A-3317, Prohibits Municipal Registration of Multi-Family Dwellings

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From: NJLM to Municipal Officials [mailto:njlm-clerks@cityconnections.com]
Sent: Wednesday, February 27, 2013 3:48 PM
To: Lashway, Lisa
Subject: S-2114/A-3317, Prohibits Municipal Registration of Multi-Family Dwellings

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Legislative Alert

February 27, 2013

Re: **S-2114/A-3317**, Prohibits Municipal Registration of Multi-

Family Dwellings

Dear Mayor:

The League **opposes** S-2114 and its companion legislation A-3317, which will preempt any municipal ordinance requiring registration for multi-family dwellings, defined by statute as 3 or more units.

S-2114, co-sponsored by Senators Van Drew and Oroho, is scheduled for a hearing before the Senate Community and Urban Affairs Committee this Monday, March 4.

A-3317 was previously approved by an Assembly committee in December but has not been scheduled for a vote before the General Assembly.

A 1967 law, the "Hotel and Multiple Dwelling Law," authorized the State to require registration, in addition to local registration, of residential rental properties with three or more units. Currently, a municipality has the option to require registration for these units.

Such registration is neither redundant nor at cross-purposes with registration conducted by the State. Municipalities conduct these registrations for a multitude of reasons all centering on the health, safety and welfare of its residents. For example, this discretion enables some municipalities to keep a timely inventory of multi-family dwellings in the community and minimize the instances of overcrowding. This option assists municipalities in effectively regulating the quality of housing in the community and should not be preempted by Trenton.

We recommend reaching out to your legislators and ask them to oppose A-3317 and S-2114.

For more, please see the League's [December 4 Dear Mayor letter](#). Questions and comments can be directed to Mike Cerra at either

mcerra@njslom.com or 609-695-3481 x120.

Very truly yours,

William G. Dressel, Jr.
Executive Director

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