

December 9, 2015

**Re: Legislative Alert**

**Assembly Housing Committee to Hear Bill on Reinstating Municipal Authority to Annually Inspect Residential Rental Properties**

Dear Mayor:

[A-4764](#), a bill to reinstate municipal authority to annual inspect residential rental properties, has been introduced and will be reviewed by the Assembly Housing and Community Development Committee tomorrow. The bill is sponsored by Assemblyman John Burzichelli. This is a necessary and important power of local government. **Please call the members of this committee and indicate your support for this important legislation.**

By way of background, due to a recent Appellate Division decision, Timber Glen v. Township of Hamilton, municipalities may no longer be able to annually inspect residential rentals leased for more than 175 days. An overview of this decision can be found [here](#).

Local government's inability to regularly inspect most residential units raises serious health and safety issues for local residents. And while some larger units are subject to the Hotel and Multiple Dwellings Law (HMDL) inspection every five years, all smaller units are not. Also, experience has proved that health and safety issues can arise, even in larger units, between mandated HMDL inspections. Thus, Timber Glen raises concerns as to the ability of local government to keep residents safe within their own homes. This bill will resolve those important concerns.

**Please contact the members of the Assembly Housing and Community Development Committee today indicating your support for A-4764.**

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**A senate companion, S-3277, sponsored by Senator Nilsa Cruz-Perez, will be reviewed by the Senate State Government Committee on Monday, December 14th. Please contact the members of this Committee indicating your support for S-3277.**

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Sincerely,

Michael J. Darcy, CAE Executive  
Director