

CHAPTER 259

AN ACT requiring residential landlords to install covers on steam radiators, upon the request of a tenant, and supplementing P.L.1983, c.383 (C.52:27D-192 et seq.).

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

C.52:27D-198.20 Steam radiator cover installation by residential rental property owner.

1. a. Within 90 days of the receipt of a written request by a tenant, an owner of a residential rental property shall cover each steam radiator in the tenant's unit with an insulating material or cover that protects tenants, occupants, and other persons on the premises from receiving burns due to contact with the radiator.

b. The owner of a residential rental property that contains uncovered steam radiators shall provide each tenant with notice of their right to request that the landlord provide and install insulating materials or covers pursuant to subsection a. of this section. Such notice shall be provided as a rider to any written residential lease agreement and in writing at least annually. A copy of this notice shall be maintained in a conspicuous location in the common area where notices are regularly provided to tenants.

c. An owner who leases any property subject to the requirements of subsection a. of this section in violation of the requirements of this section shall be subject to a fine of not more than \$500, which may be collected and enforced by the enforcing agency by summary proceeding pursuant to the "Penalty Enforcement Law of 1999," P.L.1999, c.274 (C.2A:58-10 et seq.).

d. A tenant, occupant, or other person on the premises who sustains an injury as a result of the failure of an owner to comply with the requirements of subsection a. of this section may bring an action in any court of competent jurisdiction for any appropriate legal or equitable relief.

2. This act shall take effect on the first day of the third month next following the date of enactment.

Approved November 8, 2021.