State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO BOX 810
TRENTON, NJ 08625-0810

PHILIP D. MURPHY
Governor

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

Dear Owner/Operator:

The Bureau of Housing Inspection would like to inform you of recent legislative actions that have an impact on Hotel and Multiple Dwelling owners/operators in the State of NJ.

Recertification – P.L.2019, c.202 requires owners of hotels and multiple dwellings to annually recertify the information on the certificate of registration is accurate and make needed updates.

Recertification will be required one year from the current Certificate of Registration (COR) issued month effective July 1, 2023. Please visit the DCA Service Portal at: https://njdcaportal.dynamics365portals.us for a current copy of COR and to recertify when required.

Tiered Inspections – P.L.2019, c.202 establishes a tiered inspection schedule for multiple dwellings. This would change the way cyclical inspections occur as follows:

- Inspections every **seven years** for multiple dwellings where no violations are found or where all violations have been abated by the first reinspection.
- Inspections every **five years** for multiple dwellings where all violations have been abated by the second or third reinspection.
- Inspections every **two years** for multiple dwellings where all violations have not been abated by the third reinspection.

Upcoming inspections can be viewed online at: https://njdcaportal.dynamics365portals.us/ultra-bhi-home/

Social Service Information - P.L. 2021, c.269 requires multiple dwelling owners to post, in English and Spanish, emergency contact information and the comprehensive social services information tollfree telephone hotline. The Department has updated the Certificate of Registration, also required to be posted, with this information.

New Lead Legislation - P.L.2021, c.182, requires multiple dwellings to be inspected for lead-based paint hazards periodically with the following exceptions:

- Dwellings that were constructed during or after 1978;
- Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17- 3.16(b) either after an abatement is completed or an evaluation has confirmed that there is no lead-based paint in the dwelling
- Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law" (N.J.S.A. 55:13A-1). Cyclical inspections currently occur every five years in multiple dwellings. All multiple dwellings constructed prior to 1978 and registered with the Department for at least ten years that have a Certificate of Inspection issued by the Department of Community Affairs, Bureau of Housing Inspection, are exempt from this requirement. A certificate of inspection means there are no outstanding violations. A multiple dwelling that has been registered with the Department for at least ten years with an open inspection that has no violations for paint is also exempt from this requirement.

Certificates of Inspection can be obtained online at: https://njdcaportal.dynamics365portals.us/ultra-bhi-home/

Additional information pertaining to this new Lead Law can be found on DCA Website (https://www.nj.gov/dca/codes/resources/leadpaint.shtml). Questions may be emailed to *leadlaw21pl182@dca.nj.gov*. Note: This requirement is in addition to the existing inspection fee requirements in N.J.A.C.5:10-1.12(h)4.

Human Trafficking – P.L.2013 c.51 required the training of designated hotel and motel employees to recognize and report suspected human trafficking. In 2018, the Department adopted amendments to N.J.A.C. 5:10 which requires a certification that all employees have been trained to recognize and report suspected human trafficking and have watched the informational video available on the Department's website. Owners are also required to maintain a record of the names of all current employees, their positions, and the date they viewed the video, in the hotel's or motel's records.

Information and video can be viewed online at:https://www.nj.gov/dca/codes/resources/humantrafficking.shtml

Hotel Sanitization – P.L.2020, c.37 established protocols for hotel sanitization in the wake of the COVID-19 public health emergency. The law requires the Department of Health to issue protocols for the sanitation of each hotel and provides an outline of the minimum sanitation requirements. DOH is charged with developing guidelines and adopting regulations pursuant to this law, which are to be enforced through the Department of Community Affairs, Bureau of Housing Inspection. The Bureau intends to do this by requiring hotels to maintain a logbook certifying that daily cleaning was performed in accordance with DOH protocols. A rule proposal to incorporate this requirement is currently pending review and approval. *(Adoption, Sept 5, 2023)*

Drinking Water Results – N.J.S.A. 55:13A-7.18 requires owners of multiple dwellings who are required to prepare a Consumer Confidence Report pursuant to the Safe Drinking Water Act (42 U.S.C. 300) or who receive a Consumer Confidence Report from the owner of a public community water system to post the Consumer Confidence Report in each common area. Owners who are not required to prepare a Consumer Confidence report but are required to conduct drinking water tests by the Department of Environmental Protection are required to post a chart showing the results of the water test in each common area. A rule proposal to incorporate this requirement is currently pending review and approval. *(Adoption, Sept 5, 2023)*

Hopefully, this document will assist you in complying with the NJ Regulations for the Maintenance of Hotels and Multiple Dwellings (N.J.A.C. 5:10). If additional assistance is required, please visit our website at:
https://www.nj.gov/dca/codes/offices/housinginspection.shtml

Additionally, business can be conducted online with the Bureau at: https://njdcaportal.dynamics365portals.us/ultra-bhi-home/

Sincerely,

Carmine Giangeruso
Bureau Chief
Bureau of Housing Inspection