

PUBLIC NOTICE TO ALL RESIDENTS

The State has adopted a requirement that any owner of a business, owner of a rental unit or units, or the owner of a multi-family home of four (4) or fewer units, one (1) of which is owner-occupied is required to file a Certificate of Insurance with the Township Clerk on an annual basis.

The owner of a business or the owner of a rental unit or units is required to maintain Liability Insurance for negligent acts and admissions in an amount of not less than Five Hundred Thousand (\$500,000.00) Dollars for combined property damage and for bodily injury to or death of one (1) or more persons in any one (1) accident or occurrence.

The owner of a multi-family home which is four (4) or fewer units, one (1) of which is owner-occupied, is required to maintain Liability Insurance for negligent acts and admissions in an amount of not less than Three Hundred Thousand (\$300,000.00) Dollars for combined property damage and for bodily injury to or death of one (1) or more persons in any one accident or occurrence.

Such insurance can be provided as part of Policies such as those for Commercial General Liability, Personal Liability or an Umbrella Insurance Policy.

Failure to Comply permits the Township to collect a fine of not less than Five Hundred (\$500.00) Dollars, but no more than Five Thousand (\$5,000.00) against an owner who does not comply with the law.

A copy of this law is attached for your information.

CHAPTER 92

AN ACT requiring liability insurance for business owners and rental unit owners and supplementing Title 40A of the New Jersey Statutes.

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

C.40A:10A-1 Liability insurance, negligent acts, omissions; business owners, rental unit, units owner.

1. a. Except as provided in subsection b. of this section, the owner of a business or the owner of a rental unit or units shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

b. The owner of a multifamily home which is four or fewer units, one of which is owner-occupied, shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$300,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

C.40A:10A-2 Certificate of insurance, annually registration, municipality of business, rental units, multi-family home.

2. a. The owner of a business, owner of a rental unit or units, and the owner of a multi-family home of four or fewer units, one of which is owner occupied, shall annually register the certificate of insurance demonstrating compliance with section 1 of this act with the municipality in which the business, rental units, or multi-family home is located.

b. The governing body of a municipality may, by ordinance, establish a reasonable administrative fee for the certificate of registration required pursuant to subsection a. of this section for properties located in that municipality. The governing body of a municipality may collect, through a summary proceeding pursuant to the "Penalty Enforcement Law of 1999," P.L.1999, c.274 (C.2A:58-10 et seq.), a fine of not less than \$500 but no more than \$5,000 against an owner who failed to comply with the provisions of this act.

3. a. The provisions of subsection a. of section 1 of this act shall take effect on the 90th day next following enactment for all new policies issued on or after the 90th day following enactment and shall take effect on the 180th day next following enactment for all policies in force on the date of enactment that are renewed on or after the 180th day following enactment.

b. The provisions of subsection b. of section 1 of this act shall take effect on the 180th day next following enactment and shall apply to policies issued or renewed on or after the 180th day following enactment.

c. The provisions of section 2 of this act shall take effect on the 90th day next following enactment.

Approved August 5, 2022.