

Community Trends®



www.cainj.org

February 2020



LEGISLATIVE UPDATE

GEORGE GREATREX, ESQ.
PARTNER, HILL WALLACK LLP
LEGISLATIVE ACTION COMMITTEE CHAIR

As I reported in this past December's Legislative Update column in *Community Trends*®, we had officially entered the time during the legislative calendar known as "the lame duck session". This is the period of time between election day (November 5, 2019) and the end of the legislative session (January 13, 2020). All bills that had not been passed by the Legislature and signed by the Governor into law by that date expire and must be re-introduced in the new legislative session that begins on January 14.

Historically, there is a flurry of activity in the State House during a *lame duck* period, and often bills that have languished in the legislative process during the two-year session are acted upon and moved during this short period of time. We are keenly aware of this historical practice and were hopeful that some of our legislative priorities would be positively addressed during those two months. On January 13, 2020, the last day of the 2018-2019 legislative session, the NJ Senate held a voting session and addressed two of our priority bills. I am pleased to report that both were passed overwhelmingly!

The NJ Uniform Common Interest Ownership Act: S2425/A3851

This bill seeks to begin the process of consolidating into one omnibus statute the many statutory and regulatory provisions that apply to the various forms of common interest communities in our State. It has now been overwhelmingly passed by both the Senate and the Assembly. If you have not already done so, please call or write to your Senate and Assembly representatives and thank them for their support of this legislation!

Electric Vehicle Charging Stations: S2421/A1030

Advancing "green energy" technology brings with it both benefits and complications, and this topic is a good example of that. Legislative efforts to promote the use of electric vehicles moved quickly during lame duck, and the LAC worked closely with the sponsors and proponents of this legislation to ensure that the benefits to the users of such technology don't also unreasonably burden the common interest communities that would be the subject of it. Both the

"Historically, there is a flurry of activity in the State House during a lame duck period, and often bills that have languished...are acted upon and moved during this short period of time."

Assembly and Senate have now overwhelmingly passed this piece of legislation which in its final form contained the protections we believed were necessary to make the process fair to common interest communities affected by it.

As of this writing, both bills are now on the Governor's desk awaiting his consideration. He has until January 21 to sign them into law. I will report to you in next month's column what action the Governor took on these important pieces of legislation, and what it will mean for those of us who live and work in common interest communities in New Jersey. See you here next month! ■