

CORZINE SIGNS SENIOR COMMUNITY AGE CERTIFICATION BILL

This law (P.L.2008, c.71) calls for requisite certification by a purchaser or grantee that federal law will not be violated by the sale of a home in an age-restricted community.

Governor Jon Corzine signed [SB 88/AB 305](#), legislation intended to ensure that residents in age-restricted communities meet the age requirements of their respective communities.

The New Jersey Chapter of Community Associations Institute (CAI-NJ) strongly supported the bill, and the New Jersey Legislative Action Committee (LAC) obtained an amendment to the legislation that was sponsored by Senator Christopher J. Connors (R-9) and Assemblymen Brian Rumpf and Daniel Van Pelt.

SB 88/AB 305 requires the purchaser of a home or unit in an age-restricted community to certify compliance with the “housing for older persons act” exception (“HOPA”) under the Fair Housing Amendments Act. The CAI-NJ amendment placed the requirement to certify age certification on the purchaser rather than on the association, as the bill originally proposed.

“We are pleased to see that the State Legislature and the Governor’s Office recognized the pressing need to strengthen enforcement of age-restrictions at senior communities in our state” said Senator Connors, a member of the Senate Community and Urban Affairs Committee in a released statement. Senator Connors added:

Residents who have observed nonage-qualified residents move into their neighborhood are tired of being witness to the gradual erosion of their community’s identity. These planned developments were designed for specific age groups in mind, including retirees. We would especially like to commend Judy Noonan, whose persistent efforts in her capacity as President of the Holiday City Silver Park Coalition were absolutely crucial in not only developing this initiative but also in moving it through the legislative process.

SB 88/AB 305, as amended, cleared the Assembly Housing and Local Government Committee by a 6-0 vote on Thursday, June 5, 2008 and

unanimously (39-0) passed the Senate on March 3, 2008. The bill was put to a full Assembly vote on June 23, and it passed unanimously (79-0-0).

Curt Macysyn, CAE, Executive Vice President of CAI-NJ, commented, "This bill will ensure that residents moving into age-restricted communities will be of the proper age, and will assist these communities in complying with the mandates imposed upon them under the federal Fair Housing Act."

Macysyn added: "We applaud the Governor and Legislature for enacting this protection." CAI members were instrumental in the passage of this legislation because of the letters sent by them to their legislators and the Governor showing their support for this bill.

[Governor Signs Connors, Rumpf & Van Pelt Senior Community Age Restriction Legislation Into Law](#)

For more information about this legislation and other New Jersey CAI [activities](#), please contact [CAI-NJ](#).