

**MISCELLANEOUS PROVISIONS RELATED TO LANDLORD TENANT LAW THAT ARE NOT INCLUDED IN TITLE 46A BUT NOT RECOMMENDED FOR REPEAL**

<b>SOURCE</b>	<b>TITLE</b>	<b>CITATION</b>	<b>REASON</b>
2A:18-61.1a.	Legislative findings and intent ( <i>amend. to Anti-Eviction Act</i> )	L.1986,c.138,§10	relevant for legislative history
2A:18-61.23	Legislative findings and declarations ( <i>Senior Citizen and Disabled Protected Tenancy Act</i> )	L.1981,c.226,§2	relevant for legislative history
2A:18-61.41	Findings, declarations ( <i>Tenant Protection Act of 1992</i> )	L.1991,c.509,§2	relevant for legislative history
2A:42-10.4	Repealer	L.1956,c.81,§4	relevant for legislative history
2A:42-10.5	Effective date (of repealer)	L.1956,c.81,§5 (as amended)	relevant for legislative history
2A:42-10.9	Effective date ( <i>Tenant Hardship Act</i> )	L.1957,c.110,§4 (as amended)	relevant for legislative history
2A:42-10	Rights of mortgagee; payment of rent	Rev.1877,p.571,§7 (as amended)	rights of mortgagee (who is not landlord) to rents
2A:42-12	Death of tenant for life; remedy for recovery of rent	Rev.1877, p.570, §2	pertains to life tenant
2A:42-74	Findings (act authorizing the regulation of rents and possession of housing space in substandard multiple dwellings by municipalities)	L.1966,c.168,§1	relevant for legislative history
2A:42-84.5	Exemptions from rent control; legis intent	L.1987,c.153,§5 (as amended)	relevant for legislative history
2A:42-84.6	Construction of multiple dwellings encouraged	L.1987,c.153,§6	relevant for legislative history
2A:42-85	Findings (act permitting safe & sanitary housing for tenants of substandard dwellings)	L.1971,c.224,§1(as amended)	relevant for legislative history
2A:42-115	Findings, declarations relative to multi-family housing	L.2003,c.295,§2	relevant for legislative history
2C:17-3	Criminal mischief	L.1978,c.95(as amended)	Subsection a. (2) pertains to tenant's destruction of leasehold in retaliation for eviction; classified as criminal mischief; because part of larger statute, more appropriate to remain in title 2C

38:23C-13	Eviction and distress of military families	L.1979,c.317,§13	part of the <i>Soldiers' and Sailors' Civil Relief Act of 1979</i> , N.J.S.38:23C-20 <i>et seq.</i> ; applies to more than just real property leases; more appropriate to remain in title 38
38:23C-14	Termination of personal property or premises leases; notice; liability upon term.; penalty for detention of personal effects	L.1979,c.317,§14 (as amended)	part of the <i>Soldiers' and Sailors' Civil Relief Act of 1979</i> , N.J.S.38:23C-20, <i>et seq.</i> ; applies to more than just real property leases; more appropriate to remain in title 38
38:23C-15	Contract for purchase of property, rescission, termination; cancelation of auto lease, due to certified military service	L.1979,c.317,§15 (as amended)	part of the <i>Soldiers' and Sailors' Civil Relief Act of 1979</i> , N.J.S.38:23C-20, <i>et seq.</i> ; applies to more than just real property leases; more appropriate to remain in title 38
40:48-2.12m.	Pertains to municipality's ability to adopt ordinances regulating maintenance & condition of any unit of dwelling space, upon termination of occupancy for safety, health and welfare	L.1979,c.476,§1	more appropriate to remain in title 40
40:48-2.12 n. - 2.12 r.	Municipal regulation of seasonal rentals in certain counties	L.1993,c.127,§1 – L.1993,c.127,§5 (as amended)	more appropriate to remain in title 40
46:6-1	Permits entering into leases by power of attorney.	L.1898,c.232,§5	applies to broad category of conveyances of real estate, not just leases
46:8-9.5	Findings, declarations relative to termination of lease agreements by domestic violence victims	L.2008,c.111,§2	relevant for legislative history
48:5A-49	Landlord allowing cable television service reception by tenants	L.1972,c.189,§49 (as amended)	part of <i>Cable Television Act</i> ; regulation of cable television in rental premises; more appropriate to remain in title 48 as part of larger act.
52:27D-281 <i>et seq.</i>	<i>Prevention of Homelessness Act (1984)</i>	L.1984,c.180,§2 <i>et seq.</i>	pertains to temporary housing assistance & federal Sec 8 housing; more appropriate to remain in title 52
54:4-6.2 <i>et seq.</i>	<i>Tenant Property Tax Rebate Act</i>	L.1976,c.63,§1 <i>et seq.</i>	provides proceeds for property tax rebates to tenants; enacted w/ other statutes pertaining to

			property tax rebates; more appropriate to remain in title 54
56:12-1 <i>et seq.</i>	<i>Plain Language Act</i>	L.1980,c.125,§1 (as amended) <i>et seq.</i>	requires simple, clear, understandable & easily readable language in all consumer contracts, including leases or licenses for real property