

**New Jersey Legislature**  
**2022 – 2023 Bills**  
**Affordable Housing and COAH / Council on Affordable Housing**

Bill	Corresponding Bill
<a href="#">A104</a> Prohibits the imposition of affordable housing need and related fees upon the local transfer or move of a business. Identical Bill Number: <a href="#">S1281</a> Last Session Bill Number: <a href="#">A124</a>	<a href="#">S1281</a> Prohibits the imposition of affordable housing need and related fees upon the local transfer or move of a business. Identical Bill Number: <a href="#">A104</a> Last Session Bill Number: <a href="#">A124</a>
<a href="#">A245</a> Requires COAH to administer affordable housing obligations of municipalities based on statewide obligation. Identical Bill Number: <a href="#">S622</a> Last Session Bill Number: <a href="#">A1869</a> <a href="#">S3649</a>	<a href="#">S622</a> Requires COAH to administer affordable housing obligations of municipalities based on Statewide obligation. Identical Bill Number: <a href="#">A245</a> Last Session Bill Number: <a href="#">S3649</a> <a href="#">A1869</a>
<a href="#">A246</a> Authorizes municipal challenge to non-redevelopment housing projects ordered by COAH unless order is based on exclusionary zoning; excludes flood-prone land from affordable housing vacant land analysis; provides housing obligation cap. Identical Bill Number: <a href="#">S601</a> Last Session Bill Number: <a href="#">A1870</a> <a href="#">S150</a>	<a href="#">S601</a> Authorizes municipal challenge to non-redevelopment housing projects ordered by COAH unless order is based on exclusionary zoning; excludes flood-prone land from affordable housing vacant land analysis; provides housing obligation cap. Identical Bill Number: <a href="#">A246</a> Last Session Bill Number: <a href="#">S150</a> <a href="#">A1870</a>
<a href="#">A247</a> Requires COAH to calculate affordable housing obligations on Statewide basis. Identical Bill Number: <a href="#">S604</a> Last Session Bill Number: <a href="#">A1871</a> <a href="#">S163</a>	<a href="#">S604</a> Requires COAH to calculate affordable housing obligations on Statewide basis. Identical Bill Number: <a href="#">A247</a> Last Session Bill Number: <a href="#">S163</a> <a href="#">A1871</a>
<a href="#">A248</a> Establishes additional factors for municipal adjustment used in calculating fair share affordable housing obligations; provides population-based cap for these obligations. Identical Bill Number: <a href="#">S602</a> Last Session Bill Number: <a href="#">A1872</a> <a href="#">S155</a>	<a href="#">S602</a> Establishes additional factors for municipal adjustment used in calculating fair share affordable housing obligations; provides population-based cap for these obligations. Identical Bill Number: <a href="#">A248</a> Last Session Bill Number: <a href="#">S155</a> <a href="#">A1872</a>
<a href="#">A249</a> Prohibits affordable housing obligation exemptions for urban aid municipalities. Identical Bill Number: <a href="#">S621</a> Last Session Bill Number: <a href="#">A1873</a> <a href="#">S3647</a>	<a href="#">S621</a> Prohibits affordable housing obligation exemptions for urban aid municipalities. Identical Bill Number: <a href="#">A249</a> Last Session Bill Number: <a href="#">S3647</a> <a href="#">A1873</a>
<a href="#">A322</a> Establishing veterans' affordable housing preference; authorizing bonus fair share credit for veterans' affordable housing. Last Session Bill Number: <a href="#">A5112</a> <a href="#">S3296</a>	
<a href="#">A441</a> Establishes "Subcommittee on Affordable Housing Needs" within "Joint Committee on Housing Affordability"; requires subcommittee to make determinations concerning affordable housing needs. Last Session Bill Number: <a href="#">A404</a>	
<a href="#">A447</a>	<a href="#">S603</a>

<p>Requires DCA to collect information about State residents seeking affordable housing in State and provide that information to COAH. Identical Bill Number: <a href="#">S603</a> Last Session Bill Number: <a href="#">A1867</a> <a href="#">S162</a></p>	<p>Requires DCA to collect information about State residents seeking affordable housing in State and provide that information to COAH. Identical Bill Number: <a href="#">A447</a> Last Session Bill Number: <a href="#">S162</a> <a href="#">A1867</a></p>
<p><a href="#">A448</a> Allows municipalities to establish affordable housing preference for their residents. Identical Bill Number: <a href="#">S619</a> Last Session Bill Number: <a href="#">A1868</a> <a href="#">S3645</a></p>	<p><a href="#">S619</a> Allows municipalities to establish affordable housing preference for their residents. Identical Bill Number: <a href="#">A448</a> Last Session Bill Number: <a href="#">S3645</a> <a href="#">A1868</a></p>
<p><a href="#">A494</a> Permits municipalities to establish affordable housing preference for first responders. Last Session Bill Number: <a href="#">A6179</a> <a href="#">S3085</a></p>	
<p><a href="#">A522</a> Requires Edward J. Bloustein School of Planning and Public Policy to undertake strategic forecasting analysis of impact on each municipality of fulfilling court-ordered affordable housing obligation for current round ending in 2025; appropriates \$50,000. Last Session Bill Number: <a href="#">A1167</a></p>	
<p><a href="#">A622</a> Directs COAH to adopt regulations to require municipalities to prioritize current residents in affordable housing applications. Last Session Bill Number: <a href="#">A367</a></p>	
<p><a href="#">A669</a> Establishes guidelines for creditworthiness determinations concerning affordable housing programs. Identical Bill Number: <a href="#">S934</a> Last Session Bill Number: <a href="#">A4270</a> <a href="#">S2516</a></p>	<p><a href="#">S934</a> Establishes guidelines for creditworthiness determinations concerning affordable housing programs. Identical Bill Number: <a href="#">A669</a> Last Session Bill Number: <a href="#">S2516</a> <a href="#">A4270</a></p>
<p><a href="#">A794</a> Requires developers of residential housing to provide low, moderate, and middle income housing or pay fee. Last Session Bill Number: <a href="#">A1835</a></p>	
<p><a href="#">A913</a> Requires calculation of need for low and moderate income housing units to be based current percentage of units occupied by low and moderate income individuals or families; revises "Local Redevelopment and Housing Law" to allow for senior citizen housing and community development. Last Session Bill Number: <a href="#">A1813</a></p>	
<p><a href="#">A1215</a> Requires additional credit against fair share obligation for abandoned property converted to affordable housing. Identical Bill Number: <a href="#">S623</a> Last Session Bill Number: <a href="#">A1866</a> <a href="#">S3650</a></p>	<p><a href="#">S623</a> Requires additional credit against fair share obligation for abandoned property converted to affordable housing. Identical Bill Number: <a href="#">A1215</a> Last Session Bill Number: <a href="#">S3650</a> <a href="#">A1866</a></p>
<p><a href="#">A1417</a> Establishes "Affordable Housing Obligation Study Commission."</p>	<p><a href="#">S600</a> Establishes "Affordable Housing Obligation Study Commission."</p>

<p>Identical Bill Number: <a href="#">S600</a>  Last Session Bill Number: <a href="#">A1864</a> <a href="#">S149</a></p>	<p>Identical Bill Number: <a href="#">A1417</a>  Last Session Bill Number: <a href="#">S149</a> <a href="#">A1864</a></p>
<p><a href="#">A1500</a>  Clarifies and expands landlord registration procedures; creates certain rights for tenants; makes certain changes concerning tenant notifications, inspections, and maintenance in multiple dwellings; permits percentage of affordable housing obligation to be satisfied by certain rehabilitation projects.  Last Session Bill Number: <a href="#">A1742</a> <a href="#">S306</a></p>	
<p><a href="#">A1624</a>  Extends deadline for midpoint status report of municipal fair share affordable housing obligation compliance.  Last Session Bill Number: <a href="#">A4296</a></p>	
<p><a href="#">A2091</a>  Waives certain inspection fees for municipally owned affordable housing developments.  Last Session Bill Number: <a href="#">A2925</a></p>	
<p><a href="#">ACR18</a>  Clarifies housing rights of State residents under State Constitution and prohibits laws requiring municipalities to provide housing opportunities through zoning and land use regulations.  Last Session Bill Number: <a href="#">ACR17</a></p>	
<p><a href="#">ACR25</a>  Proposes amendment to New Jersey Constitution to prohibit exclusionary zoning and clarify municipal obligations regarding affordable housing construction.  Last Session Bill Number: <a href="#">ACR77</a> <a href="#">SCR12</a></p>	
<p><a href="#">ACR26</a>  Proposes constitutional amendment to require Statewide calculation of affordable housing obligation.  Last Session Bill Number: <a href="#">ACR78</a> <a href="#">SCR148</a></p>	
<p><a href="#">ACR67</a>  Condemns federal rule proposal that would force families of mixed immigration status who reside in certain affordable housing to either separate or face eviction.  Last Session Bill Number: <a href="#">ACR96</a></p>	
<p><a href="#">S56</a>  Establishes "Commission on Statewide Affordable Housing Obligations" to determine Statewide need for low and moderate income housing.  Last Session Bill Number: <a href="#">S267</a> <a href="#">A2020</a></p>	
<p><a href="#">S204</a>  Reforms procedures concerning provision of affordable housing; repeals "Statewide Non-Residential Development Fee Act."  Last Session Bill Number: <a href="#">A2017</a> <a href="#">S87</a></p>	
<p><a href="#">S270</a></p>	

<p>Establishes guidelines for creditworthiness determinations concerning affordable housing programs. Last Session Bill Number: <a href="#">S3141</a> <a href="#">A791</a></p>	
<p><a href="#">S337</a> Expands financing opportunities for low and moderate income housing. Last Session Bill Number: <a href="#">S2544</a> <a href="#">A1050</a></p>	
<p><a href="#">S615</a> Directs DCA to establish online database of affordable housing settlement agreements and other declaratory judgment actions. Last Session Bill Number: <a href="#">S3641</a> <a href="#">A4939</a></p>	
<p><a href="#">S624</a> Increases maximum municipal percentage of affordable fair share housing satisfied by age-restricted units to 50 percent. Last Session Bill Number: <a href="#">S3651</a> <a href="#">A1863</a></p>	
<p><a href="#">S858</a> Consolidates certain affordable housing and assistance applications. Last Session Bill Number: <a href="#">S3038</a></p>	
<p><a href="#">S887</a> Requires developers of residential housing to provide low and moderate income housing or pay fee. Last Session Bill Number: <a href="#">S1942</a></p>	
<p><a href="#">S989</a> Imposes moratorium on affordable housing litigation until December 31, 2028. Last Session Bill Number: <a href="#">S4013</a></p>	
<p><a href="#">S990</a> Permits municipality to obtain affordable housing credit for each resident of alternative living arrangement. Last Session Bill Number: <a href="#">S3874</a></p>	
<p><a href="#">S1025</a> Provides tax credits to developers for certain affordable housing projects.</p>	
<p><a href="#">SCR35</a> Proposes constitutional amendment to provide that only Legislature may determine affordable housing obligations. Last Session Bill Number: <a href="#">ACR87</a></p>	
<p><b>Related bills to Affordable / Low Income Housing</b></p>	
<p><a href="#">A1239</a> Requires DCA to establish standards for prisoner reentry transitional housing. Identical Bill Number: <a href="#">S771</a> Last Session Bill Number: <a href="#">A2063</a> <a href="#">S3358</a></p>	<p><a href="#">S771</a> <u>Requires DCA to establish standards for prisoner reentry transitional housing.</u> Identical Bill Number: <a href="#">A1239</a> Last Session Bill Number: <a href="#">S3358</a> <a href="#">A2063</a></p>
<p><a href="#">A1360</a> Establishes the "Safe and Sanitary Rental Housing Act." Last Session Bill Number: <a href="#">A1899</a></p>	
<p><a href="#">A1498</a></p>	<p><a href="#">S942</a></p>

<p>Prohibits late penalties from being made against senior citizen tenants in certain senior citizen rental housing in certain circumstances.  Identical Bill Number: <a href="#">S942</a>  Last Session Bill Number: <a href="#">A1740</a> <a href="#">S4204</a></p>	<p>Prohibits late penalties from being made against senior citizen tenants in certain senior citizen rental housing in certain circumstances.  Identical Bill Number: <a href="#">A1498</a>  Last Session Bill Number: <a href="#">S4204</a> <a href="#">A1740</a></p>
<p><a href="#">S171</a>  Permits certain portion of municipal development trust funds to be spent on housing affordability assistance to veterans.  Identical Bill Number: <a href="#">A745</a>  Last Session Bill Number: <a href="#">S957</a> <a href="#">A914</a></p>	<p><a href="#">A745</a>  Permits certain portion of municipal development trust funds to be spent on housing affordability assistance to veterans.  Identical Bill Number: <a href="#">S171</a>  Last Session Bill Number: <a href="#">A914</a> <a href="#">S957</a></p>
<p><a href="#">S325</a>  Requires NJHMFA to allocate certain portion of federal low-income housing tax credits to certain high-opportunity areas.  Last Session Bill Number: <a href="#">S248</a> <a href="#">A3660</a></p>	
<p><a href="#">S1387</a>  The "Owners' Rights and Obligations in Shared Ownership Communities Act."  Last Session Bill Number: <a href="#">S1751</a></p>	
<p><a href="#">A586</a>  Establishes standards for expiration of rental housing affordability controls.  Identical Bill Number: <a href="#">S935</a>  Last Session Bill Number: <a href="#">A5533</a> <a href="#">S422</a></p>	<p><a href="#">S935</a>  Establishes standards for expiration of rental housing affordability controls.  Identical Bill Number: <a href="#">A586</a>  Last Session Bill Number: <a href="#">S422</a></p>