

October 20, 2025

**SENATE BILL NO. 1277**  
**(Second Reprint)**

To the Senate:

Pursuant to Article V, Section I, Paragraph 14 of the New Jersey Constitution, I am returning Senate Bill No. 1277 (Second Reprint) with my recommendations for reconsideration.

This bill would require each municipality to submit information on a quarterly basis to the Commissioner of the Department of Community Affairs ("DCA") concerning affordable housing units, veteran housing units, and senior citizen housing units located within their borders. The information would include, among other things, the name and address of each building or development in which the unit is located; the name of the landlord or person exercising authority over the property; whether applications are being accepted, or there is a waitlist, for tenancy in any of the units; and instructions on how to apply for tenancy in any of the units. The bill requires DCA, the New Jersey Housing and Mortgage Finance Agency ("HMFA"), and the New Jersey Housing Resource Center to publish the information furnished to DCA on their websites, and requires each municipality that maintains a website to publish links to those State government websites. The bill would further compel DCA to reimburse municipalities for compliance costs.

I commend the bill's sponsors for seeking to implement a system that compiles comprehensive information about available affordable housing opportunities throughout the State in centralized and easily accessible locations. Making affordable housing information more readily available to the public will help low- and moderate-income families, seniors, and veterans locate and secure stable housing.

As the State continues to face a housing shortage, connecting families and individuals to the homes they need must remain a top priority. That is why I signed landmark affordable housing legislation, P.L.2024, c.2 ("Chapter 2"), into law last year. Notably, Chapter 2 includes municipal affordable housing reporting requirements similar to the reporting requirements contained in this bill. DCA has been working closely with towns to collect and compile that information within the timeframes established under Chapter 2.

Although this legislation builds upon the important goals in Chapter 2 by enhancing public awareness of affordable housing opportunities, it does not account for the ongoing data collection already required under Chapter 2. As a result, the bill's additional data collection obligations will require DCA to expend a considerable amount of time reviewing the information collected under the bill for duplication with data collected under Chapter 2. In addition, the bill directs DCA to reimburse municipalities for the costs of compliance without identifying a funding source.

To best manage this undertaking, I am recommending modest amendments to streamline the data collection requirements under the bill with the data collection efforts already underway pursuant to Chapter 2. These amendments clarify that municipalities must submit information concerning affordable housing units, affordable veteran housing units, and affordable senior citizen housing units available for rent or for purchase and delay the bill's effective date to allow municipalities additional time to comply with the provisions of the bill and to align with Chapter 2's reporting deadlines. In addition, because my recommendations integrate the bill's reporting requirements with existing reporting obligations, my proposed revisions remove the provision requiring DCA reimbursement.

Therefore, I herewith return Senate Bill No. 1277 (Second Reprint) and recommend that it be amended as follows:

<u>Page 2, Title, Lines 1-2:</u>	Delete ", and housing for senior citizens and veterans,"
<u>Page 2, Section 1, Line 8:</u>	After "section:" insert "'Administrative agent' means the entity responsible for the administration of affordable units in accordance with P.L.1985, c.222 (C.52:27D-301 et seq.) and any related regulations adopted pursuant thereto."
<u>Page 2, Section 1, Line 13:</u>	Delete "Senior" and insert "Affordable senior"
<u>Page 2, Section 1, Line 13:</u>	Delete "a" and insert "an affordable"
<u>Page 2, Section 1, Line 16:</u>	Delete "Veteran" and insert "Affordable veteran"

- Page 2, Section 1, Line 16: Delete "a" and insert "an affordable"
- Page 2, Section 1, Line 24: After "units," insert "affordable"
- Page 2, Section 1, Line 25: After "and" insert "affordable"
- Page 2, Section 1, Line 29: After "unit," insert "affordable"
- Page 2, Section 1, Line 30: After "or" insert "affordable"
- Page 2, Section 1, Line 31: Delete "landlord, manager, or other person" and insert "administrative agent"
- Page 2, Section 1, Lines 31-32: Delete "or exercises authority over" and insert "the placement of occupants in"
- Page 2, Section 1, Line 33: After "tenancy" insert "or purchase"
- Page 2, Section 1, Line 34: After "tenancy" insert "or purchase"
- Page 2, Section 1, Line 35: Delete "tenancy" and insert "placement"
- Page 2, Section 1, Lines 40-41: Delete "(2) the New Jersey Housing and Mortgage Finance Agency; and (3)" and insert "and (2)"
- Page 2, Section 1, Line 42: After "Center" insert "of the New Jersey Housing and Mortgage Finance Agency"
- Page 3, Section 1, Lines 3-7: Delete in their entirety
- Page 3, Section 2, Lines 9-10: Delete "the first day of the fourth month next following the date of enactment" and insert "February 15, 2027, except that the Department of Community Affairs and the New Jersey Housing and Mortgage Finance Agency may take anticipatory action prior thereto as may be necessary to effectuate the provisions of this act"

[seal]

Respectfully,

/s/ Philip D. Murphy

Governor

Attest:

/s/ Kate E. McDonnell

Chief Counsel to the Governor