

HOMEOWNERS, HELP YOUR HOA TO STOP THE LEGISLATORS ATTACK ON YOUR PROPERTY COVENANTS

PLEASE SIGN THE PETITION TO SAVE NJ SENIOR HOUSING. SCAN QR CODE OR SIGN AT THE CLUBHOUSE

[HTTPS://WWW.NJLEG.STATE.NJ.US/BILL-SEARCH/2026/A3466](https://www.njleg.state.nj.us/bill-search/2026/A3466)

RECENT LEGISLATIVE ACTION: A3466

Requires association of age-restricted common interest community to permit dwelling owner to transfer property without regard to age of buyer.

INTRODUCTION OF A3499

A3466 is a piece of legislation that was introduced to the Housing Committee on January 13. This bill targets the practices of Homeowner Associations within 55+ communities, specifically concerning property transfer conditions enforced by Shareholder By-Laws.



[SAVE NJ SENIOR HOUSING PETITION LINK](#)

OVERVIEW AND PURPOSE OF A3466

Upholding governing By-laws as written for age and membership eligibility can be legally challenged and when enforced can lead to costly litigation.

A3466 IMPLICATIONS FOR HOMEOWNERS AND ASSOCIATIONS

The proposed legislation would impose fines on Homeowner Associations for upholding these property transfer conditions. Such fines could have a direct impact on how associations manage property transfers, enforce their by-laws, and jeopardize fiduciary fidelity of shareholders operational costs. Potentially affecting both homeowners and the value of their investments.

[HTTPS://WWW.NJLEG.STATE.NJ.US/BILL-SEARCH/2026/S791](https://www.njleg.state.nj.us/bill-search/2026/S791)

RECENT LEGISLATIVE ACTION: S791

Legislation Prohibits common interest communities from penalizing members who place unit into living, revocable trust fund or classifying placement as title transfer.

INTRODUCTION OF S791

S791 is a piece of legislation that was introduced to the Senate Community and Urban Affairs Committee on January 13.

OVERVIEW AND PURPOSE OF S791

S791 seeks to permit the transfer of deeds using trusts and other financial instruments, regardless of deed restrictions that pertain specifically to senior individual ownership. The bill allows for bypasses of individual seniors, a federally protected class, the protection that provides unique privileges and allowances in homeownership.

IMPLICATIONS FOR HOMEOWNERS AND ASSOCIATIONS

By removing oversight of deed transfers by Age Restricted 55+ Homeowners Associations, S791 shifts the responsibility for property transfers out of the oversight of homeowner's associations. The legislation could alter how property transfers are managed within these communities, affecting both homeowners and associations.