

R2024-75

**RESOLUTION IN SUPPORT OF SENATE BILL 5725 CONCERNING UNLAWFUL
OCCUPANCY OF DWELLINGS AND SUPPLEMENTING TITLE 2C OF THE NEW
JERSEY STATE STATUTES**

WHEREAS, the occupancy dwelling without the permission of the property owner, also known as "squatting" is an increasing occurrence throughout the State of New Jersey and the Country; and

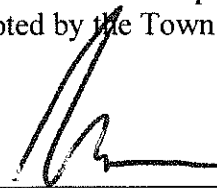
WHEREAS, persons engaging in squatting often do so without express intention of depriving int lawful property owners of the use and possession of their own property for as long as possible, with the express knowledge that squatting is not a criminal offense, thus requiring a property owner to undertake expensive, time-consuming civil litigation to recover their property, which said litigation can be subject to delay tactics including, but not limited to, bankruptcy applications, resulting in squatters successfully depriving lawful owners of the use and benefit of their property for extended periods of time; and

WHEREAS, Senators Steinhardt, Testa, Polistina and Stack have introduced and are sponsoring Senate Bill S725, which said legislation would establish squatting in various contexts as criminal offenses and crimes of the fourth degree, thus permitting property owners to avail themselves of filing criminal complaints with local law enforcement that can be duly investigated, and, when appropriate, permit police officers to arrest and remove persons found to be engaged in said criminal squatting activity;

NOW. THEREFORE. BE IT RESOLVED by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey, that it hereby adopts this Resolution to memorialize its support for Senate Bill S725 and certified copies of this Resolution shall be forwarded by the Municipal Clerk to the Office of the Governor, the Town's elected State Representatives in the Legislature and the New Jersey League of Municipalities.

CERTIFICATION

I, Matthew Hall, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Town Council at the meeting of April 10, 2024.



Matthew C. Hall, MPA Acting Municipal Clerk