

sons; and actions by creditors of a decedent against the heirs or devisees of the decedent.

Furthermore, the county district court has coextensive jurisdiction with the division of small claims of the county district court where the debt, balance, penalty, or other contractual or negligence matter in dispute does not exceed, exclusive of costs, the sum of \$1,000.

—*Michael D. Sullivan*

DOMESTIC RELATIONS—ENFORCEMENT OF DUTIES TO SUPPORT
WHERE OBLIGOR RESIDES IN FOREIGN JURISDICTION—N.J. STAT.
ANN. §§ 2A:4-30.24 to -30.64 (West Supp. 1981)

The New Jersey Legislature has recognized that a person cannot escape the duty to support his or her family. The goal of N.J. STAT. ANN. §§ 2A:4-30.4 to -30.64 is to remove the jurisdictional problems that have previously allowed those who owe a duty of support to delay or avoid their duty by simply moving to a different state. Effective January 30, 1982, this Act repeals prior law regarding the reciprocal enforcement of support and adopts the 1968 Revised Uniform Reciprocal Enforcement of Support Act. Twenty-six states have now passed the latter Act and other states are in the process of enacting it. Prior law contained inefficiencies and loopholes which this Act is designed to eliminate. This Act does not create any duties of support, but rather enforces existing duties. Furthermore, the duty to support children is placed on those who are legally responsible for them, relieving the State from providing such assistance.

The 1968 Revised Uniform Reciprocal Enforcement of Support Act provides for the following procedural improvements: it permits reciprocity with foreign jurisdictions in the enforcement of support orders; it prohibits the responding court from refusing a support petition because of pending actions in other courts or existing support orders from other courts; it provides a better means of locating an obligor; it allows the court to grant immunity from criminal prosecution to an obligor, thus compelling him to testify; it permits a court to monitor compliance with the court's order by requiring that all support payments be made through the probation department; it permits the responding state to determine paternity in certain circumstances; it establishes the registration of foreign support orders so that the New Jersey courts can enforce foreign support

orders as it would its own; it permits a judge to continue a case until evidence from the out-of-state obligee can be obtained; and, it allows the enforcement of a valid support order while it is being challenged on collateral issues.

—James Vaughan

TENANCY—CONDOMINIUM AND COOPERATIVE CONVERSIONS—SENIOR CITIZENS AND DISABLED PROTECTED TENANCY ACT—N.J. STAT. ANN. §§ 2A:18-61.22 to -61.39, § 2A:18-61.1, § 2A:18-61.11 (West Supp. 1981)

The purpose of this Act is to establish protections for certain senior citizens and disabled persons from forced eviction due to condominium or cooperative conversions. The New Jersey Legislature has found that the forced eviction and relocation of senior citizens from their established homes is harmful to their mental and physical health which, in turn, adversely affects the social, economic, and cultural characteristics of our communities. Due to the fact that the mobility of the handicapped is limited, as is the number of available housing units which are suitable to their needs, the forced eviction and displacement of such persons cause great harm.

The Act provides for a period of protective tenancy during which senior citizens and disabled persons are entitled to the fair enjoyment of their dwelling unit within the converted structure for a period of up to forty years. A landlord cannot evict senior citizens or disabled tenants for refusing to accept a change in the terms and conditions of the lease or rental unless the landlord proves that the change is reasonable and does not substantially reduce the rights and privileges to which such tenants were entitled prior to the conversion.

The Act is to be administered at the local level by the governing body of a municipality. The latter may designate its authority under this Act to a municipal agency or contract with a county office to act as an administrative agency. In the absence of such an authorization or contractual agreement, the local rent control board or the clerk of the municipality would act as the administrative agency.

Owners who seek to convert an apartment to a cooperative or condominium are required to notify the administrative agency of their intent,