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CL/MM

P.L. 2023, CHAPTER 265, *approved January 16, 2024*
Senate Committee Substitute for Senate, No. 281

1 AN ACT concerning automatic fire sprinkler systems within newly
2 constructed townhouses and supplementing P.L.1975, c.217
3 (C.52:27D-119 et seq.).

4
5 **BE IT ENACTED** by the Senate and General Assembly of the
6 State of New Jersey:

7
8 1. a. A newly constructed townhouse subject to the one-and
9 two-family dwelling subcode, adopted by the Commissioner of
10 Community Affairs pursuant to section 5 of P.L.1975, c.217
11 (C.52:27D-123), adopted as N.J.A.C.5:23-3.21, or succeeding
12 subcode, for which an application for a construction permit has not
13 been declared complete by the enforcing agency before the first day
14 of the seventh month next following the date of enactment of
15 P.L. , c. (C.) (pending before the Legislature as this bill),
16 shall be installed with an automatic fire sprinkler system.

17 b. On or before the first day of the fifth month next following
18 the date of enactment of P.L. , c. (C.) (pending before the
19 Legislature as this bill), the Commissioner of Community Affairs
20 shall adopt, pursuant to section 5 of the "State Uniform
21 Construction Code Act," P.L.1975, c.217 (C.52:27D-123) and the
22 "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et
23 seq.), rules and regulations to amend and supplement, as necessary,
24 the one- and two-family dwelling subcode, and any other necessary
25 components of the State Uniform Construction Code, to establish
26 standards for the design and construction of townhouses to comply
27 with P.L. , c. (C.) (pending before the legislature as this
28 bill). The rules and regulations shall incorporate the provisions of
29 the 2021 International Residential Code, Section R313.1, or any
30 successor model code, for the installation of an automatic fire
31 sprinkler systems.

32 c. As used in this section:

33 "Automatic fire sprinkler system" means an integrated system of
34 underground and overhead piping designed in accordance with fire
35 protection engineering standards and shall include a suitable water
36 supply. The portion of the system above the ground is a network of
37 specially sized or hydraulically designed piping installed in a
38 structure or area, generally overhead, and to which automatic

1 sprinklers are connected in a systematic pattern. The system is
2 generally activated by heat from a fire and discharges water over
3 the fire area.

4 "Townhouse" means a single-family dwelling unit constructed
5 in a group of three or more attached units in which each unit
6 extends from foundation to roof and with a yard or public way on
7 not less than two sides.

8

9 2. This act shall take effect on the first day of the seventh
10 month next following the date of enactment, except that the
11 Commissioner of Community Affairs may take anticipatory action
12 necessary to implement the provisions of P.L. , c. (C.)
13 (pending before the Legislature as this bill).

14

15

16

17

18 Concerns automatic fire sprinkler systems within newly
19 constructed townhouses.

SENATE, No. 281

STATE OF NEW JERSEY 220th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2022 SESSION

Sponsored by:

Senator LINDA R. GREENSTEIN

District 14 (Mercer and Middlesex)

SYNOPSIS

“New Townhouse Fire Safety Act”; requires automatic fire sprinkler systems in new townhomes.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



1 AN ACT establishing the “New Townhouse Fire Safety Act,” and
2 supplementing P.L.1975, c.217 (C.52:27D-119 et seq.)

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

6

7 1. This act shall be known and may be cited as the “New
8 Townhouse Fire Safety Act.”

9

10 2. As used in this act:

11 "Automatic fire sprinkler system" means an integrated system,
12 including a suitable water supply, for the purpose of fire protection,
13 consisting of piping designed in accordance with fire protection
14 engineering standards, a portion of which is above the ground in a
15 network of specially sized or hydraulically designed piping to
16 which automatic fire sprinklers are connected in a systematic
17 pattern.

18 "New townhouse" means a dwelling not previously occupied, for
19 which a construction permit has been issued on or after the effective
20 date of P.L. , c. (C.) (pending before the Legislature as this
21 bill), which is intended for residential use by not more than two
22 households, and constructed in a group of two or more attached
23 units.

24

25 3. a. On or before the first day of the seventh month next
26 following enactment of P.L. , c. (C.) (pending before the
27 Legislature as this bill), the Commissioner of Community Affairs
28 shall modify the building subcode of the State Uniform
29 Construction Code to require the installation of fire suppression
30 systems in all new townhouses. The modification shall require all
31 fire suppression systems to be in compliance with subchapter 10 of
32 chapter 10 of Title 7 of the New Jersey Administrative Code
33 regarding Physical Connections and Cross Connection Control by
34 Containment, or any successor regulations, and shall require the
35 installation of separate shut-off valves from the domestic water
36 supply and the fire sprinkler water supply.

37 b. A construction permit application for a new townhouse
38 subject to the provisions of P.L. , c. (C.) (pending before the
39 Legislature as this bill), shall not be declared complete without
40 provisions for the installation of an automatic fire sprinkler system
41 in accordance with the requirements of P.L. , c. (C.) (pending
42 before the Legislature as this bill).

43

44 4. This act shall take effect on the first day of the seventh
45 month next following enactment, provided that the Commissioner
46 of Community Affairs shall take the anticipatory action necessary to
47 effectuate the provisions of this act.

1 STATEMENT

2

3 This bill, entitled the “New Townhouse Fire Safety Act,” would
4 require the installation of an automatic fire sprinkler system in new
5 townhouses during construction.

6 The bill requires that a construction permit application for a new
7 townhouse would not be declared complete without provisions for
8 the installation of an automatic fire sprinkler system in accordance
9 with the requirements of the bill. The bill defines “new townhouse”
10 as a dwelling not previously occupied, for which a construction
11 permit has been issued after the effective date of the bill, and which
12 is intended for residential use by not more than two households, and
13 constructed in a group of two or more attached units.

14 The bill also directs the Commissioner of Community Affairs to
15 modify the building subcode of the State Uniform Construction
16 Code to require the installation of fire suppression systems in all
17 new townhouses. This modification would require the installation
18 of separate shut-off valves from the domestic water supply and the
19 fire sprinkler water supply.

20 The requirements of this bill would apply to newly constructed
21 townhouses as of the first day of the seventh month after enactment.
22 Accordingly, development plans and building permits approved
23 prior to the bill’s effective date would not be subject to the
24 provisions of the bill.

ASSEMBLY APPROPRIATIONS COMMITTEE

STATEMENT TO

SENATE COMMITTEE SUBSTITUTE FOR
SENATE, No. 281

STATE OF NEW JERSEY

DATED: JANUARY 4, 2024

The Assembly Appropriations Committee reports favorably Senate Bill No. 281 SCS.

This bill requires the installation of an automatic fire sprinkler system in new townhouses for which a construction permit application has not been declared complete prior to the effective date of the bill, and requires the Commissioner of Community Affairs to adopt rules and regulations incorporating International Residential Code guidance pertaining to such installation of automatic fire sprinkler systems within five months of the date of enactment.

As reported by the committee, Senate Bill No. 281 (SCS) is identical to Assembly Bill No. 3791 (ACS), which was also reported by the committee on this date.

FISCAL IMPACT:

The Office of Legislative Services concludes (OLS) that the bill may result in an indeterminate increase in the annual expenditures of any State agency or local government entity, such as the Department of Community Affairs the New Jersey Housing and Mortgage Finance Agency, and municipalities that elects to finance the construction of new townhouses, associated with increased construction costs for the installation of automatic fire sprinkler systems required by the bill.

Based on recent economic indicators and industry research, the LS estimates that the average cost to install an automatic sprinkler system in a newly constructed residential building is between \$1 and \$2 per square foot, which is an average of between \$1,500 and \$3,000 for a townhouse of 1,500 square feet. The change in this cost over time would be dependent on the change in the price of installation (OLS).

ASSEMBLY STATE AND LOCAL GOVERNMENT
COMMITTEE

STATEMENT TO

SENATE COMMITTEE SUBSTITUTE FOR
SENATE, No. 281

STATE OF NEW JERSEY

DATED: JANUARY 4, 2024

The Assembly State and Local Government Committee reports favorably an Senate Committee Substitute for Senate Bill No. 281.

This bill requires the installation of an automatic fire sprinkler system in new townhouses for which a construction permit application has not been declared complete prior to the effective date of the bill, and requires the Commissioner of Community Affairs to adopt rules and regulations incorporating International Residential Code guidance pertaining to such installation of automatic fire sprinkler systems within five months of the date of enactment.

As reported by the committee, Senate Bill No. 281 (SCS) is identical to Assembly Bill No. 3791, which was substituted and also reported by the committee on this date.

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE COMMITTEE SUBSTITUTE FOR
SENATE, No. 281

STATE OF NEW JERSEY

DATED: NOVEMBER 27, 2023

The Senate Community and Urban Affairs Committee reports favorably a Senate Committee Substitute for Senate Bill No. 281.

This Senate Committee Substitute requires the installation of an automatic fire sprinkler system in new townhouses for which a construction permit application has not been declared complete prior to the effective date of the bill, and requires the Commissioner of Community Affairs to adopt rules and regulations incorporating International Residential Code guidance pertaining to such installation of automatic fire sprinkler systems within five months of the date of enactment.

LEGISLATIVE FISCAL ESTIMATE
SENATE COMMITTEE SUBSTITUTE FOR
SENATE, No. 281
STATE OF NEW JERSEY
220th LEGISLATURE

DATED: DECEMBER 14, 2023

SUMMARY

- Synopsis:** Concerns automatic fire sprinkler systems within newly constructed townhouses.
- Type of Impact:** Potential annual increase in State and local expenditures.
- Agencies Affected:** Department of Community Affairs, New Jersey Housing and Mortgage Financing Agency, and local government entities.

Office of Legislative Services Estimate

Fiscal Impact	<u>Annual</u>
Potential State Expenditure Increase	Indeterminate
Potential Local Expenditure Increase	Indeterminate

- The Office of Legislative Services (OLS) concludes that the bill may result in an indeterminate increase in the annual expenditures of any State agency or local government entity, such as the Department of Community Affairs, the New Jersey Housing and Mortgage Finance Agency, and municipalities, that elects to finance the construction of new townhouses, associated with increased construction costs for the installation of automatic fire sprinkler systems required by the bill.

- Based on recent economic indicators and industry research, the OLS estimates that the average cost to install an automatic sprinkler system in a newly constructed residential building is between \$1 and \$2 per square foot, which is an average of between \$1,500 and \$3,000 for a townhouse of 1,500 square feet. The change in this cost over time would be dependent on the change in the price of installation.

BILL DESCRIPTION

This bill would require the installation of an automatic fire sprinkler system in new townhouses for which a construction permit application has not been declared complete prior to the effective date of the bill and requires the Department of Community Affairs to adopt rules and regulations incorporating International Residential Code guidance pertaining to such installation of automatic fire sprinkler systems within five months of enactment.

FISCAL ANALYSIS

EXECUTIVE BRANCH

None received.

OFFICE OF LEGISLATIVE SERVICES

The OLS estimates that the bill could: (1) increase the expenditures of certain public entities, such as the Department of Community Affairs, the New Jersey Housing and Mortgage Finance Agency, and municipalities, which elect to finance the construction of new townhouses; or (2) decrease the number of townhouses that public entities would construct. Specifically, the bill is expected to require public entities that finance the construction of new townhouses to incur increased construction costs associated with the installation of automated fire sprinkler systems.

Under the State Constitution, municipalities are required to provide a realistic opportunity for the construction of affordable housing. In addition to various other means, municipalities may address this obligation by financing the construction of affordable housing. Consequently, any municipality that elects to finance the construction of affordable townhouses would be expected

to incur additional construction costs associated with the requirement to install automatic fire sprinkler systems.

Similarly, any State agency that provides funding for the construction of new townhouses would also be exposed to additional per project costs for each townhouse financed by the agency resulting from the installation of automatic fire sprinkler systems. The OLS notes that the Department of Community Affairs and the New Jersey Housing and Mortgage Finance Agency both finance the construction of affordable housing projects through various programs. As a result, projects financed by these agencies will be subject to additional construction costs to the extent that these affordable housing projects include new townhouses.

The cost of automatic fire sprinkler installation varies. However, adjusting the average cost of installation of \$1.35 per square foot, as published by the Fire Protection Research Foundation in 2013, for inflation and industry trends, the OLS estimates that the current cost is between \$0.95 and \$2.10 per square foot. This estimate is consistent with the recent \$1 to \$2 industry estimate by Kauffman Co. Fire and Life Safety. This amount may further vary based on the specifications set by the Department of Community Affairs and future variation in economic conditions.

The OLS cannot predict the number of new townhouses that will be financed with public monies, or the technical specifications of the sprinkler systems that will be required throughout the State. Therefore, the total cost of the bill is indeterminate.

Section: Local Government Section
Analyst: Grace Ahlin
Assistant Fiscal Analyst
Approved: Thomas Koenig
Legislative Budget and Finance Officer

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

ASSEMBLY, No. 3791

STATE OF NEW JERSEY 220th LEGISLATURE

INTRODUCED MAY 2, 2022

Sponsored by:

Assemblywoman SHAVONDA E. SUMTER

District 35 (Bergen and Passaic)

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

Co-Sponsored by:

Assemblyman DeAngelo

SYNOPSIS

“New Townhouse Fire Safety Act”; requires automatic fire sprinkler systems in new townhomes.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 5/2/2022)

A3791 SUMTER, REYNOLDS-JACKSON

2

1 AN ACT establishing the “New Townhouse Fire Safety Act,” and
2 supplementing P.L.1975, c.217 (C.52:27D-119 et seq.)

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

6

7 1. This act shall be known and may be cited as the “New
8 Townhouse Fire Safety Act.”

9

10 2. As used in this act:

11 "Automatic fire sprinkler system" means an integrated system,
12 including a suitable water supply, for the purpose of fire protection,
13 consisting of piping designed in accordance with fire protection
14 engineering standards, a portion of which is above the ground in a
15 network of specially sized or hydraulically designed piping to
16 which automatic fire sprinklers are connected in a systematic
17 pattern.

18 "New townhouse" means a dwelling not previously occupied, for
19 which a construction permit has been issued on or after the effective
20 date of P.L. , c. (C.) (pending before the Legislature as this
21 bill), which is intended for residential use by not more than two
22 households, and constructed in a group of two or more attached
23 units.

24

25 3. a. On or before the first day of the seventh month next
26 following enactment of P.L. , c. (C.) (pending before the
27 Legislature as this bill), the Commissioner of Community Affairs
28 shall modify the building subcode of the State Uniform
29 Construction Code to require the installation of fire suppression
30 systems in all new townhouses. The modification shall require all
31 fire suppression systems to be in compliance with subchapter 10 of
32 chapter 10 of Title 7 of the New Jersey Administrative Code
33 regarding Physical Connections and Cross Connection Control by
34 Containment, or any successor regulations, and shall require the
35 installation of separate shut-off valves from the domestic water
36 supply and the fire sprinkler water supply.

37 b. A construction permit application for a new townhouse
38 subject to the provisions of P.L. , c. (C.) (pending before the
39 Legislature as this bill), shall not be declared complete without
40 provisions for the installation of an automatic fire sprinkler system
41 in accordance with the requirements of P.L. , c. (C.) (pending
42 before the Legislature as this bill).

43

44 4. This act shall take effect on the first day of the seventh
45 month next following enactment, provided that the Commissioner
46 of Community Affairs shall take the anticipatory action necessary to
47 effectuate the provisions of this act.

1 STATEMENT

2

3 This bill, entitled the “New Townhouse Fire Safety Act,” would
4 require the installation of an automatic fire sprinkler system in new
5 townhouses during construction.

6 The bill requires that a construction permit application for a new
7 townhouse would not be declared complete without provisions for
8 the installation of an automatic fire sprinkler system in accordance
9 with the requirements of the bill. The bill defines “new townhouse”
10 as a dwelling not previously occupied, for which a construction
11 permit has been issued after the effective date of the bill, and which
12 is intended for residential use by not more than two households, and
13 constructed in a group of two or more attached units.

14 The bill also directs the Commissioner of Community Affairs to
15 modify the building subcode of the State Uniform Construction
16 Code to require the installation of fire suppression systems in all
17 new townhouses. This modification would require the installation
18 of separate shut-off valves from the domestic water supply and the
19 fire sprinkler water supply.

20 The requirements of this bill would apply to newly constructed
21 townhouses as of the first day of the seventh month after enactment.
22 Accordingly, development plans and building permits approved
23 prior to the bill’s effective date would not be subject to the
24 provisions of the bill.

ASSEMBLY APPROPRIATIONS COMMITTEE

STATEMENT TO

ASSEMBLY COMMITTEE SUBSTITUTE FOR
ASSEMBLY, No. 3791

STATE OF NEW JERSEY

DATED: JANUARY 4, 2024

The Assembly Appropriations Committee reports favorably Assembly Bill No. 3791 ACS.

This bill requires the installation of an automatic fire sprinkler system in new townhouses for which a construction permit application has not been declared complete prior to the effective date of the bill, and requires the Commissioner of Community Affairs to adopt rules and regulations incorporating International Residential Code guidance pertaining to such installation of automatic fire sprinkler systems within five months of the date of enactment.

As reported by the committee, Assembly Bill No. 3791 (ACS) is identical to Senate Bill No. 281 (SCS), which was also reported by the committee on this date.

FISCAL IMPACT:

The Office of Legislative Services (OLS) concludes that the bill may result in an indeterminate increase in the annual expenditures of any State agency or local government entity, such as the Department of Community Affairs the New Jersey Housing and Mortgage Finance Agency, and municipalities that elects to finance the construction of new townhouses, associated with increased construction costs for the installation of automatic fire sprinkler systems required by the bill.

Based on recent economic indicators and industry research, the LS estimates that the average cost to install an automatic sprinkler system in a newly constructed residential building is between \$1 and \$2 per square foot, which is an average of between \$1,500 and \$3,000 for a townhouse of 1,500 square feet. The change in this cost over time would be dependent on the change in the price of installation.

ASSEMBLY STATE AND LOCAL GOVERNMENT
COMMITTEE

STATEMENT TO

ASSEMBLY COMMITTEE SUBSTITUTE FOR
ASSEMBLY, No. 3791

STATE OF NEW JERSEY

DATED: JANUARY 4, 2024

The Assembly State and Local Government Committee reports favorably an Assembly Committee Substitute for Assembly Bill No. 3791.

This Assembly Committee Substitute requires the installation of an automatic fire sprinkler system in new townhouses for which a construction permit application has not been declared complete prior to the effective date of the bill, and requires the Commissioner of Community Affairs to adopt rules and regulations incorporating International Residential Code guidance pertaining to such installation of automatic fire sprinkler systems within five months of the date of enactment.

As substituted and reported by the committee, Assembly Bill No. 3791 is identical to Senate Bill No. 281 (SCS), which was also reported by the committee on this date.

LEGISLATIVE FISCAL ESTIMATE
ASSEMBLY COMMITTEE SUBSTITUTE FOR
ASSEMBLY, No. 3791
STATE OF NEW JERSEY
220th LEGISLATURE

DATED: JANUARY 10, 2024

SUMMARY

- Synopsis:** Concerns automatic fire sprinkler systems within newly constructed townhouses.
- Type of Impact:** Potential annual increase in State and local expenditures.
- Agencies Affected:** Department of Community Affairs, New Jersey Housing and Mortgage Financing Agency, and local government entities.

Office of Legislative Services Estimate

Fiscal Impact	<u>Annual</u>
Potential State Expenditure Increase	Indeterminate
Potential Local Expenditure Increase	Indeterminate

- The Office of Legislative Services (OLS) concludes that the bill may result in an indeterminate increase in the annual expenditures of any State agency or local government entity, such as the Department of Community Affairs, the New Jersey Housing and Mortgage Finance Agency, and municipalities, that elects to finance the construction of new townhouses, associated with increased construction costs for the installation of automatic fire sprinkler systems required by the bill.
- Based on recent economic indicators and industry research, the OLS estimates that the average cost to install an automatic sprinkler system in a newly constructed residential building is between \$1 and \$2 per square foot, which is an average of between \$1,500 and \$3,000 for a townhouse of 1,500 square feet. The change in this cost over time would be dependent on the change in the price of installation.

BILL DESCRIPTION

This bill would require the installation of an automatic fire sprinkler system in new townhouses for which a construction permit application has not been declared complete prior to the effective

date of the bill and requires the Department of Community Affairs to adopt rules and regulations incorporating International Residential Code guidance pertaining to such installation of automatic fire sprinkler systems within five months of enactment.

FISCAL ANALYSIS

EXECUTIVE BRANCH

None received.

OFFICE OF LEGISLATIVE SERVICES

The OLS estimates that the bill could: (1) increase the expenditures of certain public entities, such as the Department of Community Affairs, the New Jersey Housing and Mortgage Finance Agency, and municipalities, which elect to finance the construction of new townhouses; or (2) decrease the number of townhouses that public entities would construct. Specifically, the bill is expected to require public entities that finance the construction of new townhouses to incur increased construction costs associated with the installation of automated fire sprinkler systems.

Under the State Constitution, municipalities are required to provide a realistic opportunity for the construction of affordable housing. In addition to various other means, municipalities may address this obligation by financing the construction of affordable housing. Consequently, any municipality that elects to finance the construction of affordable townhouses would be expected to incur additional construction costs associated with the requirement to install automatic fire sprinkler systems.

Similarly, any State agency that provides funding for the construction of new townhouses would also be exposed to additional per project costs for each townhouse financed by the agency resulting from the installation of automatic fire sprinkler systems. The OLS notes that the Department of Community Affairs and the New Jersey Housing and Mortgage Finance Agency both finance the construction of affordable housing projects through various programs. As a result, projects financed by these agencies will be subject to additional construction costs to the extent that these affordable housing projects include new townhouses.

The cost of automatic fire sprinkler installation varies. However, adjusting the average cost of installation of \$1.35 per square foot, as published by the Fire Protection Research Foundation in 2013, for inflation and industry trends, the OLS estimates that the current cost is between \$0.95 and \$2.10 per square foot. This estimate is consistent with the recent \$1 to \$2 industry estimate by Kauffman Co. Fire and Life Safety. This amount may further vary based on the specifications set by the Department of Community Affairs and future variation in economic conditions.

The OLS cannot predict the number of new townhouses that will be financed with public monies, or the technical specifications of the sprinkler systems that will be required throughout the State. Therefore, the total cost of the bill is indeterminate.

Section: Local Government

*Analyst: Abigail Stoyer
Associate Fiscal Analyst*

*Approved: Thomas Koenig
Legislative Budget and Finance Officer*

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

**GOVERNOR'S STATEMENT UPON SIGNING
SENATE COMMITTEE SUBSTITUTE FOR SENATE BILL NO. 281**

Today I am signing Senate Committee Substitute for Senate Bill No. 281, which requires newly constructed townhouses which have not yet completed a construction permit application within the first day of the seventh month following the bill's enactment, to be installed with an automatic fire sprinkler system. The bill also requires the Department of Community Affairs ("DCA") to adopt rules within the first day of the fifth month following the bill's enactment, to establish standards for the design and construction of townhouses to comply with this requirement.

Automatic fire sprinkler systems are a critical, life-saving component of fire protection, and this bill will make townhouses in our State safer. However, five months is insufficient time for DCA to develop, propose, and respond to public feedback on the rules required for this bill. And adapting to these rules within the timeframe established by the bill would endanger the viability of hundreds of homes, including affordable units in inclusionary developments, anticipated for projects that are far along in the planning process but will not have completed construction applications by August 1.

I am signing this bill today because of the importance of ensuring that the sprinkler requirement is enshrined in our law, and because of a commitment by the bill's prime sponsors that they will immediately introduce and advocate for a bill in the new session that would create a significantly longer grandfathering period. For example, the time for DCA to adopt rules could be extended to within one year following enactment, followed by an additional six-month grace period from adoption of the code changes to when compliance must start. I am hopeful that a longer implementation timeline will ensure that projects already near completion are not unduly disrupted. I look forward to signing this extension as soon as possible.

Date: January 16, 2024

/s/ Philip D. Murphy

Governor

Attest:

/s/ Parimal Garg

Chief Counsel to the Governor

Governor Murphy Takes Action on Legislation

01/16/2024

TRENTON – Today, Governor Murphy signed the following bills into law:

SCS for S-281/ACS for A-3791 (Greenstein, Turner/Sumter, Reynolds-Jackson) – w/STATEMENT - Concerns automatic fire sprinkler systems within newly constructed townhouses

[Copy of Statement](#)

S-539wGR/A-2140 (Ruiz, Pou/Reynolds-Jackson, Wimberly, Mosquera) - Permits online purchase of eligible foods using WIC funds and use of WIC funds for grocery delivery charges

S-659/A-2014 (Oroho, Greenstein/Conaway, Wirths, Umba) - "Manufacturing in Higher Education Act"; requires various State entities to promote manufacturing career pathways for students and provides assistance to manufacturing industry

S-1110/A-3936 (Polistina, Singleton/Guardian, Swift, McClellan) - Authorizes CRDA to finance transportation projects between Atlantic City Airport and Atlantic City Tourism District

S-1662/A-3526 (Ruiz, Codey/Lampitt, Benson, Saucikie) - Requires NJ Youth Suicide Prevention Advisory Council to prepare report regarding suicide prevention instruction in public schools

S-1680wGR/A-2257 (Pou, Ruiz/Murphy, Quijano, Wimberly) - Designates each community college in State as provider of allowable services under SNAP employment and training program

S-2076/ACS for A-3319 (Zwicker, Greenstein/McKnight, Lampitt) - Establishes "Twelfth Grade Postsecondary Transition Year Pilot Program" in Department of Education

S-2535wGR/A-4048 (Polistina, Pou/Benson, McKnight, Reynolds-Jackson, Carter) - Requires health benefits coverage of hearing aids and cochlear implants

S-2841/A-4292 (Scutari, Bramnick/Carter) - Raises minimum amount of liability coverage for commercial motor vehicles and autocabs

SCS for S-3080/ACS for A-398 (Ruiz, Burgess/Caputo, Giblin, Tucker) - Establishes position of Youth Disconnection Prevention and Recovery Ombudsperson; establishes "Scholarship Disconnection Prevention Task Force"; appropriates \$200,000

S-3102/A-4715 (Smith, Singleton/Stanley, Benson) - Establishes uptime requirement for electric vehicle charging station incentive programs

S-3176/A-4760 (Greenstein, Smith/Swain, Haider, Tully) - Requires DEP and Drinking Water Quality Institute to perform study concerning regulation and treatment of perfluorinated and polyfluoroalkyl substances

SCS for S-3632 and 3649wGR/ACS for A-1948 (Johnson, Cryan/Haider, Conaway, Quijano) - Requires labeling of non-flushable disposable wipes

S-3758/A-5343 (Cryan/Karabinchak) - Changes deadline for unaffiliated mail-in voters to declare their political party before primary election

S-3837/A-5438 (Pou, Cruz-Perez/Pintor Marin, Wimberly) - Clarifies process for administrative appropriations to UEZs

S-3897/A-5578 (Ruiz, Sarlo/Jasey, Carter, Reynolds-Jackson) - Authorizes Higher Education Student Assistance Authority to award annual summer tuition aid grants

S-4040/A-5881 (Polistina, Lagana/Tully, Guardian, Swift) - Concerns jurisdiction and operations of regional municipal courts

S-4084/A-5851 (Ruiz, Cruz-Perez/Moriarty, Calabrese, Moen) - Concerns temporary registration certificates and license plates

S-4130/A-5849 (Codey/Jasey, Tucker) - Special legislation to change name of "Township of South Orange Village" to "South Orange Village"; changes titles of certain municipal officials; permits nonpartisan municipal elections to be moved to November; permits stipend for governing body members

S-4206/A-5856 (Sarlo/Calabrese) - Changes number of signatures required on primary election petition to nominate certain municipal candidates in certain municipalities

S-4209/A-5879 (Sarlo/Pintor Marin) - Eliminates vote on school budgets for Type II school districts in April elections, except for separate proposals to spend above cap

S-4268/A-5911 (Scutari/Danielsen) - Permits certain special State officers to represent cannabis businesses

A-203/S-2884 (Rooney, Benson, Caputo/A.M. Bucco) - Authorizes creation of special license plates commemorating horse as State animal

A-1100/S-995 (Calabrese, Mukherji, McKnight/Ruiz, Stack) - Requires entities to remove abandoned lines and mark information on certain lines

A-1107/S-770 (Chaparro, Murphy, Mukherji/Pou, Beach) - Directs Chief Technology Officer to conduct study on impacts of redacting handwritten signatures published on State websites; allows for protocols for such redactions to be established by rules and regulations

ACS for A-1255/SS for S-1794 (Stanley, Conaway, Benson/Gopal, Singer) - Updates requirements and standards for authorization and prior authorization of health care services

A-1727/S-3300 (Speight, Reynolds-Jackson, Verrelli/Stanfield, Ruiz) - Requires Attorney General to perform outreach and provide services to victims of human trafficking under certain circumstances

A-1729/S-3550 (Speight, Reynolds-Jackson, McKnight/Greenstein, Ruiz) - Requires AG to address human trafficking in underserved communities

A-1755/S-2505 (McKeon, Calabrese, Conaway/Smith, Greenstein) - Requires installation of operational automatic rain sensor or smart sprinkler as condition of sale of certain properties, and on certain commercial, retail, and industrial properties and common interest communities within specified timeframes

A-2146wGR/S-855 (Reynolds-Jackson, Wimberly, Sumter/Singleton, Beach) - Creates State business assistance program to establish contracting agency procurement goals for socially and economically disadvantaged business enterprises

A-2581/S-2503 (Lampitt, Park/Beach) - Provides that certain cosmetology and hairstyling courses may be taught using distance learning technology

A-3142/S-1564 (Moen, Moriarty, Benson/Singleton, Corrado) - Authorizes grants to purchase and rehabilitate abandoned homes for homeless veterans

A-3211/S-2302 (Speight, Haider, Swain/Gopal, Ruiz) - Establishes "New Jersey Feminine Hygiene Products for the Homeless Act"

A-3980/S-2706 (Speight, McKnight, Atkins/Zwicker, Turner) - Grants child placed in resource family care and resource family parents the right to be notified when case management supervisor is assigned to child; grants child in resource family care right to be notified of certain property and benefits

A-4033wGR/S-2657 (Coughlin, Wimberly/Sarlo, Ruiz) - Extends deadline for completion of school district's annual audit

A-4049/S-3495 (McKnight, Reynolds-Jackson, Benson/Vitale, Johnson) - Provides for presumptive eligibility for home and community-based services and services provided through program of all-inclusive care for the elderly under Medicaid

A-4105/S-4202 (Lopez, Jimenez, Quijano/Vitale, Turner) - Establishes Interagency Council on Homelessness

A-4183/S-4264 (Haider/Singleton) - Concerns local unit filing requirement for certain shared services agreements

A-4212/S-2762 (Pintor Marin, Reynolds-Jackson, Verrelli/Ruiz, Cunningham) - Establishes Center for Career Relevant Education and Talent Evaluation of New Jersey at The Edison State University

A-4337/S-4156 (Conaway, Atkins, Rooney/Singleton, Pou) - Requires Department of Health to provide information to Statewide 2-1-1 telephone system regarding the location safe disposal sites for hypodermic syringes and needles and prescription drugs

ACS for A-4496/SCS for S-3247 (Coughlin, Lampitt, Karabinchak, Wimberly/Zwicker, Greenstein) - Revises various provisions of law governing construction of school facility projects and operations of New Jersey Schools Development Authority; establishes "Charter School and Renaissance School Project Facilities Loan Program" in EDA

A-4522/S-3234 (Moen, McKnight, Quijano/Singer, Singleton) - Requires certain disclosures by sellers of single-family homes with solar panels installed

A-4691/S-1530 (Swain, DeAngelo, Speight/Greenstein, Zwicker) - Requires hazard mitigation plans to include climate change-related threat assessments and hazard prevention and mitigation strategies

A-4723/S-2740 (McKeon, Moriarty, Rooney/Codey, Scutari) - Requires motor vehicle dealer to offer to delete personal information in motor vehicles in certain situations

A-4791/S-3184 (Kennedy, Haider, McKeon/Diegnan, Sarlo) - Establishes "Resiliency and Environmental System Investment Charge Program"

ACS for A-4794/S-3224 (Benson, Mukherji/Singleton, Turner) - Requires request for proposal to establish demonstration projects to develop electric vehicle charging depots serviced by distributed energy resource charging centers for certain electric vehicle use

A-4814/S-1023 (Moen, Wimberly/Singleton, Gopal) - Removes expected family contribution from calculation of financial need under circumstances in which public institutions of higher education may reduce student's institutional financial aid

ACS for A-4821 and 4823wGR/S-3283 (Karabinchak, Conaway, Schaer/Greenstein, Zwicker) - Directs DEP to take certain actions concerning identification and testing of microplastics in drinking water, and requires DEP and BPU to study and promote use of microplastics removal technologies

A-4955/S-3531 (S. Kean, Thomson/Singer, Gopal) - Designates portion of State Highway Route 71 as "John Tarantino Highway"

A-5094/S-3476 (Spearman/Beach, Greenstein) - Concerns licensing of security officer companies

A-5227/S-3662 (Danielsen, Space/Smith, Oroho) - Expands eligibility for "fishing buddy license" fee

A-5285/SCS for S-3708 (Greenwald, Haider, Lopez/Greenstein, A.M. Bucco) - Requires copies of certain law enforcement records to be provided to victims of domestic violence upon request

A-5293/S-3746 (Greenwald, McKnight, Rooney/Gopal, Ruiz) - Concerns New Jersey Civic Information Consortium

A-5311/S-3061 (Verrelli, McKnight, Matsikoudis/Stanfield, Turner) - Enters New Jersey into Counseling Compact

A-5391/S-3765 (DeAngelo/Diegnan, Corrado) - Imposes conditions on drivers approaching disabled vehicles

A-5412/S-3850 (Greenwald, Swain, Jasey/Gopal, Singer) - Establishes nonpublic school transportation program to provide funding to consortiums of nonpublic schools that will assume responsibility for mandated nonpublic school busing

A-5416wGR/S-3883 (Wimberly, Giblin, Haider/Greenstein, Turner) - Requires State Board of Education to authorize alternate route to expedite teacher certification of persons employed as paraprofessionals in school districts

A-5442/S-3793 (Karabinchak, Conaway, McKeon/Smith, Greenstein) - Directs BPU to conduct study to determine feasibility, marketability, and costs of implementing large-scale geothermal heat pump systems in State

A-5462/S-3867 (Coughlin, McKnight, Speight/Vitale, Turner) - Revises law establishing Office of Food Security Advocate, and establishes certain conditions for use of monies appropriated to emergency food organizations

ACS for A-5495/SCS for S-3846 (Danielsen/Scutari, A.M. Bucco) - Clarifies types of firearms allowed to be carried or transported while hunting

A-5516/S-4047 (Reynolds-Jackson, Verrelli, Conaway/Burgess, Turner) - Requires certain health care professionals to undergo bias training

A-5565/S-3971 (S. Kean, Thomson/Gopal) - Provides that 10-year term does not apply to lease of certain municipal properties unless they are waterfront properties or related to waterfront concessions

A-5567/S-3807 (Torrissi, Calabrese/A.M. Bucco, Sarlo) - Extends period of usefulness of fire engines for bonding purposes from 10 to 20 years; eliminates exclusion of passenger cars and station wagons

A-5582/S-3781 (Swain, Simonsen/Lagana, Cryan) - Establishes grant program for NJ YouthBuild programs through DOLWD; makes appropriation

A-5610wGR/S-3954 (Greenwald, Spearman, Chaparro/Beach, A.M. Bucco) - Revises penalties for possession or consumption of alcoholic beverages by underage persons

A-5748/S-4166 (Spearman, Moen, Moriarty/Cruz-Perez, Madden) - Amends definition of "participating county" under County Option Hospital Fee Program

A-5755/S-4183 (Carter, Sumter, Wimberly, Quijano/Scutari, Singleton) - Enhances notice requirements and occupancy restrictions for hotels and multiple dwellings following determination of potentially hazardous condition

A-5799/S-1472 (Moen, Moriarty/Beach, Stack) - Authorizes DOT to establish and administer toll collection and enforcement system on behalf of NJ toll authorities and to enter i

reciprocal agreements for enforcement of toll violations with toll authorities from other states

A-5806/S-4165 (Moriarty, Sauickie/Greenstein, Oroho) - Appropriates \$48 million from constitutionally dedicated CBT revenues to DEP for State acquisition of lands for recreat and conservation purposes, including Blue Acres projects, and Green Acres Program administrative costs

A-5807/S-4138 (Freiman/Johnson, Schepisi) - Appropriates \$58 million from constitutionally dedicated CBT revenues for recreation and conservation purposes to DEP for State capital and park development projects

A-5808/S-4135 (Park, Freiman, Lopez/Beach, Turner) - Appropriates \$15,564,293 from constitutionally dedicated CBT revenues to NJ Historic Trust for grants for certain histori preservation projects and associated administrative expenses

A-5809/S-4097 (Swain, Lopez, Sauickie/Zwicker, Gopal) - Amends lists of projects eligible to receive loans for environmental infrastructure projects from NJ Infrastructure Bank FY 2024

A-5810/S-4098 (Sampson, Sauickie, Lopez/Greenstein, Stanfield) - Amends lists of environmental infrastructure projects approved for long-term funding by DEP under FY 2024 environmental infrastructure funding program

A-5828/S-4201 (Lopez/Vitale) - Authorizes State Treasurer to sell as surplus certain real property and improvements in Township of Woodbridge in Middlesex County

A-5835/S-4134 (Greenwald, Lampitt/Beach, Turner) - Authorizes regional authority to develop and operate regional rehabilitation and reentry center

A-5836/S-4212 (DeAngelo, Sumter, Wimberly/Gopal, Greenstein) - Makes supplemental appropriation of \$650,000 to New Jersey Division of State Police for trooper recruitme and retention

A-5910/S-4266 (Egan/Codey) - Increases annual salary of certain public employees and officers

AJR-200/SJR-138 (Park, Freiman, Calabrese/Lagana) - Designates November 22 of each year as Kimchi Day

Governor Murphy pocket vetoed the following bills:

S-2989/A-1739 (Pou, Singer/McKeon, Quijano, Flynn) - Makes certain for-profit debt adjusters eligible for licensing to conduct business in State

S-3172/A-4689 (Gopal, Turner/Lampitt, Matsikoudis, McKnight) - Establishes teacher certification route for candidates with Montessori teaching credentials

S-3287/ACS for A-4852 and 1170 (Turner/Reynolds-Jackson, Jasey, Dunn, Wimberly, Calabrese, Spearman, Verrilli) - Requires institutions of higher education to maintain supply and develop policy governing use of naloxone hydrochloride nasal spray for opioid overdose emergencies

A-1476/S-930 (Benson, Dancer/Holzappel, Diegman) - Exempts certain motor vehicles that are owned by certain nutrition programs and certain nonprofit organizations that offer social services from motor vehicle registration fees

A-3642/S-665 (Wirths, Murphy, Benson, Oroho/Greenstein) - Requires MVC to place designation on motor vehicle's registration information indicating registrant is deaf

A-3945/S-1660 (Quijano, Reynolds-Jackson, Carter/Ruiz, Singleton) - Establishes "Male Teachers of Color Mentorship Pilot Program"; appropriates \$95,000

A-4177/S-2478 (Mosquera, Swain, McKnight, Tucker, Dunn/Ruiz, Vitale) - Extends duration of law requiring certain provider subsidy payments for child care services be based on enrollment

A-4396/S-2927 (Lampitt, Jasey, Caputo/Codey) - Establishes timelines for review and approval by Commissioner of Education of annual certified audits submitted by approved private schools for students with disabilities

A-4621/S-3156 (Mosquera, Greenwald, Swain/Madden) - Requires issuance of report on certain information and data on processing of applications for professional and occupational licenses and mandates review of training and call intake in Division of Consumer Affairs.

A-4740/S-2970 (Mukherji, DeAngelo, McKnight/Cruz-Perez, Turner) - Provides employee access to employee's employment records on file with DOLWD

A-5294/S-1825 (Greenwald, Swain, Rooney/Steinhardt, Sarlo, Doherty) - Exempts sales of investment metal bullion and investment coins from sales and use tax

A-5893/S-4228 (Karabinchak, Calabrese, Sauickie/Gopal, Sarlo) - Extends annual horse racing purse subsidies through State fiscal year 2029