

46:3C-13 to 46:3C-15
LEGISLATIVE HISTORY CHECKLIST

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LAWS OF: 2023 **CHAPTER:** 312

NJSA: 46:3C-13 to 46:3C-15 Requires certain disclosures by sellers of single-family homes with solar panels installed.

BILL NO: A4522 (Substituted for S3234 (1R))

SPONSOR(S) Moen, William F. and others

DATE INTRODUCED: 9/22/2022

COMMITTEE: **ASSEMBLY:** Consumer Affairs
Housing
Oversight, Reform & Federal Regulations

SENATE: --

AMENDED DURING PASSAGE: Yes

DATE OF PASSAGE: **ASSEMBLY:** 06/30/2023

SENATE: 01/08/2024

DATE OF APPROVAL: 1/16/2024

FOLLOWING ARE ATTACHED IF AVAILABLE:

FINAL TEXT OF BILL (A4522 AcaAcaAca (3R) enacted) Yes

A4522

INTRODUCED BILL: (Includes sponsor(s) statement) Yes

COMMITTEE STATEMENT: **ASSEMBLY:** Yes Consumer Affairs
Housing
Oversight, Reform & Federal Regulations

SENATE: No

(Audio archived recordings of the committee meetings, corresponding to the date of the committee statement, *may possibly* be found at www.njleg.state.nj.us)

FLOOR AMENDMENT STATEMENT: No

LEGISLATIVE FISCAL ESTIMATE: No

S3234 (1R)

INTRODUCED BILL: (Includes sponsor(s) statement) Yes

COMMITTEE STATEMENT: **ASSEMBLY:** No

SENATE: Yes Community & Urban Affairs

(Audio archived recordings of the committee meetings, corresponding to the date of the committee statement, *may possibly* be found at www.njleg.state.nj.us)

FLOOR AMENDMENT STATEMENT: No

LEGISLATIVE FISCAL ESTIMATE: No

VETO MESSAGE: No

GOVERNOR'S PRESS RELEASE ON SIGNING: Yes

FOLLOWING WERE PRINTED:

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REPORTS: No

HEARINGS: No

NEWSPAPER ARTICLES: No

CL/MM

Title 46.
Chapter 3C
(Rename)
Residential Real
Estate, On-Site
and Off-Site
Condition
Disclosures
§§1-3
C.46:3C-13
to 46:3C-15
§4
Note

P.L. 2023, CHAPTER 312, *approved January 16, 2024*
Assembly, No. 4522 (*Third Reprint*)

1 AN ACT concerning the disclosure of information on solar panel
2 installation and supplementing P.L.1995, c.360 (C.25:1-10 et
3 seq.).
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State
6 of New Jersey:
7

8 1. a. A ¹seller's property condition disclosure statement or¹
9 contract, or a rider or addendum to a contract, for the sale of a single-
10 family home with solar panels installed in any location on the home or
11 property that is part of the contract shall include the name and contact
12 information of the business that installed the solar panels purchased by
13 the owner selling the single-family home ², as well as the name and
14 contact information of the business that owns the solar panels or is
15 involved in any type of power purchase agreement or lease, if those
16 entities are different².

17 b. (1) If solar panels installed on a single-family home or its
18 property are leased ²or subject to a power purchase agreement², ¹a
19 seller's property condition disclosure statement or¹ a contract, or a
20 rider or addendum to a contract, for the sale of the home shall contain
21 clear and precise language regarding if the owner selling the single-
22 family home is transferring the lease of the panels ²or the rights and
23 obligations under the power purchase agreement² to a new residence
24 or to the buyer of the single-family home contracted for sale.

25 (2) If a lease of ², or power purchase agreement related to, the²
26 solar panels is transferred to the buyer of the single-family home, the

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined **thus** is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Assembly ACO committee amendments adopted May 8, 2023.

²Assembly AHO committee amendments adopted June 15, 2023.

³Assembly AOF committee amendments adopted June 22, 2023.

1 name and contact information of the business that installed the solar
2 panels ², as well as the name and contact information of the business
3 that owns the solar panels or is involved in any type of power purchase
4 agreement, warrantee, or lease, if those entities are different, ² shall be
5 included in the ¹seller's property condition disclosure statement or ¹
6 contract for sale, or a rider or addendum to the contract for sale ²,
7 which shall include a copy of contractual documents, if any, that will
8 become obligations of the new owner, including obligations to make
9 any payments, however styled, relevant warrantees, guarantees, or
10 agreements to allocate any financial incentives, including, but not
11 limited to, net metering arrangements or renewable energy certificates,
12 that survive the transfer².

13 ³c. A licensee of the New Jersey Real Estate Commission shall not
14 be liable for information that is required to be disclosed by a seller
15 pursuant to this section and was not provided to the licensee.³
16

17 2. Any owner of a single-family home who is a party to a contract
18 for the sale of the home pursuant to section 1 of ¹["this act"] P.L. __, c.
19 (C. _____) (pending before the Legislature as this bill)¹ who
20 misrepresents or makes false claims regarding the business that
21 installed the solar panels purchased by the owner or leased by the
22 owner ¹, or who misrepresents that information in the seller's property
23 condition disclosure statement, ¹ ²["who then transfers the lease to the
24 buyer of the single-family home"]² shall, in addition to any other
25 penalty provided by law, be liable to ²["a penalty of up to"] the buyer
26 for the cost of damages resulting from the misrepresentation or false
27 claims or ² \$1,000 ², whichever is greater, to be collected by the buyer
28 in any court of competent jurisdiction, together with reasonable
29 attorneys' fees, filing fees, and reasonable costs of suit².
30

31 3. The New Jersey Real Estate Commission ²["("commission")"]²
32 in the New Jersey Department of Banking and Insurance shall, in
33 conjunction with the Clean Energy Program ²["("program")"]² in the
34 New Jersey Board of Public Utilities, ²["develop and undertake a
35 public education program to"]² inform consumers of ²["this act. A
36 component of the program shall include the"] P.L. __, c. (C. _____)
37 (pending before the Legislature as this bill) by² posting ^{2,2} on the
38 Internet websites of the commission and the program ^{2,2} information
39 about the requirements of ²["this act"] P.L. __, c. (C. _____) (pending
40 before the Legislature as this bill)² and related penalties for
41 noncompliance.
42

43 4. This act shall take effect immediately and apply to single-
44 family homes with solar panels installed on or after the date of
45 enactment but shall remain inoperative until the commission posts

1 on its Internet website the information required pursuant to section
2 3 of this act.

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7 Requires certain disclosures by sellers of single-family homes
8 with solar panels installed.

ASSEMBLY, No. 4522

STATE OF NEW JERSEY 220th LEGISLATURE

INTRODUCED SEPTEMBER 22, 2022

Sponsored by:

Assemblyman WILLIAM F. MOEN, JR.

District 5 (Camden and Gloucester)

Assemblywoman ANGELA V. MCKNIGHT

District 31 (Hudson)

Assemblywoman ANNETTE QUIJANO

District 20 (Union)

SYNOPSIS

Requires certain disclosures when single-family homes with solar panels installed are sold.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 3/23/2023)

1 AN ACT concerning the disclosure of information on solar panel
2 installation and supplementing P.L.1995, c.360 (C.25:1-10 et
3 seq.).

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

7
8 1. a. A contract, or a rider or addendum to a contract, for the sale
9 of a single-family home with solar panels installed in any location on
10 the home or property that is part of the contract shall include the name
11 and contact information of the business that installed the solar panels
12 purchased by the owner selling the single-family home.

13 b. (1) If solar panels installed on a single-family home or its
14 property are leased, a contract, or a rider or addendum to a contract,
15 for the sale of the home shall contain clear and precise language
16 regarding if the owner selling the single-family home is transferring
17 the lease of the panels to a new residence or to the buyer of the single-
18 family home contracted for sale.

19 (2) If a lease of solar panels is transferred to the buyer of the
20 single-family home, the name and contact information of the business
21 that installed the solar panels shall be included in the contract for
22 sale, or a rider or addendum to the contract for sale.

23
24 2. Any owner of a single-family home who is a party to a
25 contract for the sale of the home pursuant to section 1 of this act who
26 misrepresents or makes false claims regarding the business that
27 installed the solar panels purchased by the owner or leased by the
28 owner who then transfers the lease to the buyer of the single-family
29 home shall, in addition to any other penalty provided by law, be liable
30 to a penalty of up to \$1,000.

31
32 3. The New Jersey Real Estate Commission (“commission”) in
33 the New Jersey Department of Banking and Insurance shall, in
34 conjunction with the Clean Energy Program (“program”) in the New
35 Jersey Board of Public Utilities, develop and undertake a public
36 education program to inform consumers of this act. A component of
37 the program shall include the posting on the Internet websites of the
38 commission and the program information about the requirements of
39 this act and related penalties for noncompliance.

40
41 4. This act shall take effect immediately and apply to single-
42 family homes with solar panels installed on or after the date of
43 enactment but shall remain inoperative until the commission posts on
44 its Internet website the information required pursuant to section 3 of
45 this act.

STATEMENT

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This bill requires that any contract, or rider or addendum to a contract, for sale of a single-family home with solar panels purchased by the owner installed on the home or its property is to include the name and contact information of the business that installed the solar panels. If solar panels installed on a single-family home or its property are leased, a contract, or rider or addendum to a contract, for the sale of the home is to contain clear and precise language regarding if the owner selling the home is transferring the lease of the panels to a new residence or to the buyer of the home contracted for sale. If a lease is transferred to the buyer of the home, the name and contact information of the business that installed the solar panels are to be included in the contract for sale, or a rider or addendum to the contract. Misrepresentation or false claims made by an owner of a single-family home who is a party to a contract for the sale of the home regarding the business that installed the solar panels purchased by the owner or leased by the owner who then transfers the lease to the buyer of the home is liable to, in addition to any other penalty provided by law, a penalty of up to \$1,000.

To highlight the requirements of this bill for consumers, the New Jersey Real Estate Commission in the New Jersey Department of Banking and Insurance is to work in conjunction with the Clean Energy Program in the New Jersey Board of Public Utilities to develop and undertake a public education program. A component of the program is to include the posting on the Internet websites of the Commission and the Program information about this new requirement and related penalties for noncompliance.

ASSEMBLY CONSUMER AFFAIRS COMMITTEE

STATEMENT TO

ASSEMBLY, No. 4522

with committee amendments

STATE OF NEW JERSEY

DATED: MAY 8, 2023

The Assembly Consumer Affairs Committee reports favorably and with committee amendments Assembly Bill No. 4522.

As amended and reported by the committee, Assembly Bill No. 4522 requires that a seller's property condition disclosure statement or contract, or rider or addendum to a contract, for sale of a single-family home with solar panels purchased by the owner installed on the home or its property is to include the name and contact information of the business that installed the solar panels. If solar panels installed on a single-family home or its property are leased, a seller's property condition disclosure statement or contract, or rider or addendum to a contract, for the sale of the home is to contain clear and precise language regarding whether the owner selling the home is transferring the lease of the panels to a new residence or to the buyer of the home contracted for sale. If a lease is transferred to the buyer of the home, the name and contact information of the business that installed the solar panels are to be included in the seller's property condition disclosure statement or contract for sale, or a rider or addendum to the contract.

Misrepresentation or false claims made by an owner of a single-family home who is a party to a contract for the sale of the home regarding the business that installed the solar panels purchased by the owner or leased by the owner, or who misrepresents that information in the seller's property condition disclosure statement, who then transfers the lease to the buyer of the home is liable to, in addition to any other penalty provided by law, a penalty of up to \$1,000.

To highlight the requirements of this bill for consumers, the New Jersey Real Estate Commission (commission) in the New Jersey Department of Banking and Insurance is to work in conjunction with the Clean Energy Program in the New Jersey Board of Public Utilities to develop and undertake a public education program. A component of the public education program is to include the posting on the Internet websites of the commission and the Clean Energy Program information about this new requirement and related penalties for noncompliance.

As amended and reported by the committee, Assembly Bill No. 4522 is identical to Senate Bill No. 3234 (1R) which was amended and reported by the Community and Urban Affairs Committee on 10/27/22.

COMMITTEE AMENDMENTS:

The committee amended the bill to add the seller's property condition disclosure statement as an alternative to including in the contract, or a rider or addendum to a contract, information concerning the business that installed solar panels on the property.

ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

[First Reprint]

ASSEMBLY, No. 4522

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 15, 2023

The Assembly Housing Committee reports favorably and with committee amendments Assembly Bill No. 4522 7(1R).

This bill, as amended, requires that a seller's property condition disclosure statement or contract, or rider or addendum to a contract, for sale of a single-family home with solar panels purchased by the owner installed on the home or its property is to include the name and contact information of both the business that installed the solar panels and, if different, the business that owns the solar panels or is involved in a power purchase agreement or lease.

If solar panels installed on a single-family home or its property are leased or subject to a power purchase agreement, a seller's property condition disclosure statement or contract, or rider or addendum to a contract, for the sale of the home is to contain clear and precise language regarding whether the owner selling the home is transferring the lease of the panels, or power purchase agreement-related commitments, to a new residence or to the buyer of the home contracted for sale. If a lease or power purchase agreement is transferred to the buyer of the home, the name and contact information of the business that installed the solar panels and, if different, the name and contact information of the business that owns the solar panels or is involved in a form of power purchase agreement, warrantee, or lease, are to be included in the seller's property condition disclosure statement or contract for sale, or a rider or addendum to the contract. More specifically, the bill requires the property condition disclosure statement, contract for sale, or a rider or addendum to the contract for sale, to include a copy of the contractual documents, if any, to become obligations of the new owner.

Misrepresentation or false claims made by an owner of a single-family home, who is a party to a contract for the sale of the home, regarding the business that installed the solar panels purchased or leased by the owner, would make the owner liable to the buyer for the cost of the resulting damages or \$1,000, whichever is greater, plus reasonable attorney's fees and court costs, in addition to any other penalty provided by law.

The bill directs the New Jersey Real Estate Commission (commission) in the New Jersey Department of Banking and Insurance to work in conjunction with the Clean Energy Program in the New Jersey Board of Public Utilities to inform consumers of the new requirements established by the bill by posting appropriate information on the Internet websites of the commission and the Clean Energy Program.

COMMITTEE AMENDMENTS:

The committee amended the bill to:

- require the information provided by home seller to include the name and contact information of the business that owns the solar panels or is involved in a power purchase agreement or lease;
- if a home's solar panels are subject to a power purchase agreement, require the information provided by the seller to include language on whether the home sale includes a transfer of rights and obligations under the power purchase agreement;
- require the information provided by home seller to include a copy of solar panel-related contractual documents to become obligations of the new owner;
- provide that certain misrepresentations would make the homeowner liable to the buyer for the cost of the resulting damages or \$1,000, whichever is greater, plus reasonable attorney's fees and court costs, in addition to any other penalty provided by law;
- remove a requirement for the development of a public education program in relation to the requirements of the bill; and
- make technical amendments.

ASSEMBLY OVERSIGHT, REFORM AND FEDERAL
RELATIONS COMMITTEE

STATEMENT TO

[Second Reprint]
ASSEMBLY, No. 4522

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 22, 2023

The Assembly Oversight, Reform and Federal Relations Committee reports favorably and with committee amendments Assembly Bill No. 4522 (2R).

As amended, this bill requires that a seller's property condition disclosure statement or contract, or rider or addendum to a contract, for sale of a single-family home with solar panels purchased by the owner installed on the home or its property is to include the name and contact information of both the business that installed the solar panels and, if different, the business that owns the solar panels or is involved in a power purchase agreement or lease. If solar panels installed on a single-family home or its property are leased or subject to a power purchase agreement, a seller's property condition disclosure statement or contract, or rider or addendum to a contract, for the sale of the home is to contain clear and precise language regarding whether the owner selling the home is transferring the lease of the panels, or power purchase agreement-related commitments, to a new residence or to the buyer of the home contracted for sale. If a lease or power purchase agreement is transferred to the buyer of the home, the name and contact information of the business that installed the solar panels and, if different, the name and contact information of the business that owns the solar panels or is involved in a form of power purchase agreement, warrantee, or lease, are to be included in the seller's property condition disclosure statement or contract for sale, or a rider or addendum to the contract. More specifically, the bill requires the property condition disclosure statement, contract for sale, or a rider or addendum to the contract for sale, to include a copy of the contractual documents, if any, to become obligations of the new owner. A licensee of the New Jersey Real Estate Commission is not held liable under the bill for information that is required to be disclosed by a seller under the bill but was not provided to the licensee.

Misrepresentation or false claims made by an owner of a single family home, who is a party to a contract for the sale of the home, regarding the business that installed the solar panels purchased or

leased by the owner, would make the owner liable to the buyer for the cost of the resulting damages or \$1,000, whichever is greater, plus reasonable attorney's fees and court costs, in addition to any other penalty provided by law.

COMMITTEE AMENDMENTS:

The committee amended the bill to make a licensee of the New Jersey Real Estate Commission not liable for information that was required to be disclosed by a seller of a single-family home with solar panels installed but was not provided to the licensee.

SENATE, No. 3234

STATE OF NEW JERSEY
220th LEGISLATURE

INTRODUCED OCTOBER 27, 2022

Sponsored by:

Senator ROBERT W. SINGER

District 30 (Monmouth and Ocean)

Senator TROY SINGLETON

District 7 (Burlington)

SYNOPSIS

Requires certain disclosures when single-family homes with solar panels installed are sold.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning the disclosure of information on solar panel
2 installation and supplementing P.L.1995, c.360 (C.25:1-10 et
3 seq.).

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

7
8 1. a. A contract, or a rider or addendum to a contract, for the sale
9 of a single-family home with solar panels installed in any location
10 on the home or property that is part of the contract shall include the
11 name and contact information of the business that installed the solar
12 panels purchased by the owner selling the single-family home.

13 b. (1) If solar panels installed on a single-family home or its
14 property are leased, a contract, or a rider or addendum to a contract,
15 for the sale of the home shall contain clear and precise language
16 regarding if the owner selling the single-family home is transferring
17 the lease of the panels to a new residence or to the buyer of the
18 single-family home contracted for sale.

19 (2) If a lease of solar panels is transferred to the buyer of the
20 single-family home, the name and contact information of the
21 business that installed the solar panels shall be included in the
22 contract for sale, or a rider or addendum to the contract for sale.

23
24 2. Any owner of a single-family home who is a party to a
25 contract for the sale of the home pursuant to section 1 of this act
26 who misrepresents or makes false claims regarding the business that
27 installed the solar panels purchased by the owner or leased by the
28 owner who then transfers the lease to the buyer of the single-family
29 home shall, in addition to any other penalty provided by law, be
30 liable to a penalty of up to \$1,000.

31
32 3. The New Jersey Real Estate Commission (“commission”) in
33 the New Jersey Department of Banking and Insurance shall, in
34 conjunction with the Clean Energy Program (“program”) in the
35 New Jersey Board of Public Utilities, develop and undertake a
36 public education program to inform consumers of this act. A
37 component of the program shall include the posting on the Internet
38 websites of the commission and the program information about the
39 requirements of this act and related penalties for noncompliance.

40
41 4. This act shall take effect immediately and apply to single-
42 family homes with solar panels installed on or after the date of
43 enactment but shall remain inoperative until the commission posts
44 on its Internet website the information required pursuant to section
45 3 of this act.

STATEMENT

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This bill requires that any contract, or rider or addendum to a contract, for sale of a single-family home with solar panels purchased by the owner installed on the home or its property is to include the name and contact information of the business that installed the solar panels. If solar panels installed on a single-family home or its property are leased, a contract, or rider or addendum to a contract, for the sale of the home is to contain clear and precise language regarding if the owner selling the home is transferring the lease of the panels to a new residence or to the buyer of the home contracted for sale. If a lease is transferred to the buyer of the home, the name and contact information of the business that installed the solar panels are to be included in the contract for sale, or a rider or addendum to the contract. Misrepresentation or false claims made by an owner of a single-family home who is a party to a contract for the sale of the home regarding the business that installed the solar panels purchased by the owner or leased by the owner who then transfers the lease to the buyer of the home is liable to, in addition to any other penalty provided by law, a penalty of up to \$1,000.

To highlight the requirements of this bill for consumers, the New Jersey Real Estate Commission in the New Jersey Department of Banking and Insurance is to work in conjunction with the Clean Energy Program in the New Jersey Board of Public Utilities to develop and undertake a public education program. A component of the program is to include the posting on the Internet websites of the Commission and the Program information about this new requirement and related penalties for noncompliance.

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 3234

with committee amendments

STATE OF NEW JERSEY

DATED: DECEMBER 1, 2022

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No. 3234 with committee amendments.

This bill, as amended, requires that a seller's property condition disclosure statement or contract, or rider or addendum to a contract, for sale of a single-family home with solar panels purchased by the owner installed on the home or its property is to include the name and contact information of the business that installed the solar panels. If solar panels installed on a single-family home or its property are leased, a seller's property condition disclosure statement or contract, or rider or addendum to a contract, for the sale of the home is to contain clear and precise language regarding if the owner selling the home is transferring the lease of the panels to a new residence or to the buyer of the home contracted for sale. If a lease is transferred to the buyer of the home, the name and contact information of the business that installed the solar panels are to be included in the seller's property condition disclosure statement or contract for sale, or a rider or addendum to the contract.

Misrepresentation or false claims made by an owner of a single-family home who is a party to a contract for the sale of the home regarding the business that installed the solar panels purchased by the owner or leased by the owner, or who misrepresents that information in the seller's property condition disclosure statement, who then transfers the lease to the buyer of the home is liable to, in addition to any other penalty provided by law, a penalty of up to \$1,000.

To highlight the requirements of this bill for consumers, the New Jersey Real Estate Commission (commission) in the New Jersey Department of Banking and Insurance is to work in conjunction with the Clean Energy Program in the New Jersey Board of Public Utilities to develop and undertake a public education program. A component of the public education program is to include the posting on the Internet websites of the commission and the Clean Energy Program information about this new requirement and related penalties for noncompliance.

COMMITTEE AMENDMENTS:

The committee amended the bill to add the seller's property condition disclosure statement as an alternative to including in the contract, or a rider or addendum to a contract, information concerning the business that installed solar panels on the property.

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-398 (Ruiz, Burgess/Caputo, Giblin, Tucker) - Establishes position of Youth Disconnection Prevention and Recovery Ombudsperson; establishes “School 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 perfluoroalkyl and polyfluoroalkyl substances

SCS for S-3632 and 3649w/GR/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 real 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 manager or 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 Thomas 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 of 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 facilities 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 into 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 recreation 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 historic 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 for 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 recruitment 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/Holzapfel, Diegnan)** - 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, Sauckie/Gopal, Sarlo)** - Extends annual horse racing purse subsidies through State fiscal year 2029