

# ASSEMBLY HOUSING COMMITTEE

## STATEMENT TO

### ASSEMBLY, No. 4458

# STATE OF NEW JERSEY

DATED: JUNE 13, 2024

The Assembly Housing Committee reports favorably Assembly Bill No. 4458.

Enacted in January 2024, P.L.2023, c.265 (C.52:27D-123.20) 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 August 1, 2024, the first day of the seventh month following the statute's enactment. This bill establishes exemptions to that law, and modifies this requirement so that a development plan with a construction permit application that has not been declared complete prior to the first day of the 13th month following the enactment of that statute would be required to be installed with an automatic fire sprinkler system.

Under this bill, a newly constructed townhouse subject to the one- and two-family dwelling subcode, adopted by the Commissioner of Community Affairs pursuant to section 5 of P.L.1975, c.217 (C.52:27D-123), adopted as N.J.A.C.5:23-3.21, or succeeding subcode, is not subject to P.L.2023, c.265 (C.52:27D-123.20) if an application for a construction permit or an application for development has been submitted to a State, county, or municipal agency prior to the date of enactment of this bill.

The recently-enacted statute also requires the Commissioner of Community Affairs to adopt rules and regulations incorporating International Residential Code guidance pertaining to such installations by June 1, 2024, the first day of the fifth month following the date of that statute's enactment. The bill would modify this requirement to allow the commissioner until the first day of the 12th month following the enactment of the statute to adopt these rules and regulations.