

P.L. 2025, CHAPTER 268, *approved January 12, 2026*
Assembly, No. 5593 (*First Reprint*)

1 **AN ACT** concerning electronic processing of certain construction-
2 related document submissions and amending P.L.2021, c.70.

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

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7 1. Section 1 of P.L.2021, c.70 (C.52:27D-124.4) is amended to
8 read as follows:

9 1. a. The Commissioner of Community Affairs shall establish,
10 develop, implement, and administer the "Electronic Permit
11 Processing Review System." This electronic system shall be an
12 Internet-based system allowing for the electronic submission of
13 applications for construction permits, plans, and specifications
14 pursuant to the "State Uniform Construction Code Act," P.L.1975,
15 c.217 (C.52:27D-119 et seq.), for the electronic review and
16 approval of applications, plans, and specifications, for the
17 scheduling of inspections, and for the exchange of information
18 between the applicant, the applicant's professionals, and the
19 department or enforcing agency during the review process. The
20 electronic system shall offer a permit applicant:

21 (1) the ability to submit the materials necessary for application
22 review;

23 (2) the ability to submit requests for on-site inspection of a
24 project;

25 (3) continuous, 24-hour accessibility for the submission of both
26 scheduling requests and the materials necessary for the permit
27 application review; and

28 (4) the ability to submit electronic signatures for all materials
29 necessary for the permit application review, including all
30 construction permits, plans and specifications, and for the
31 scheduling of inspections.

32 b. (1) Following the effective date of P.L.2021, c.70 (C.52:27D-
33 124.4 et al.), the commissioner may make the electronic system
34 accessible, and facilitate its use, through the acceptance of
35 application materials and scheduling submissions, by:

36 (a) the department, with regard to applications for which the
37 department approves plans and specifications pursuant to the "State
38 Uniform Construction Code Act";

39 (b) local enforcing agencies; and

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:

¹Senate floor amendments adopted December 18, 2025.

1 (c) private agencies providing plan review and inspection
2 services.

3 (2) (a) Within one year following the effective date of
4 P.L.2021, c.70 (C.52:27D-124.4 et al.), the commissioner shall fully
5 implement the electronic system, and provide for its use, through
6 the acceptance of application materials and scheduling submissions,
7 by the department, with regard to applications for which the
8 department approves plans and specifications pursuant to the "State
9 Uniform Construction Code Act."

10 (b) Local enforcing agencies may elect to utilize the electronic
11 system implemented by the department. In the alternative, a local
12 enforcing agency may utilize a different electronic system, which
13 system shall provide the same level of functionality as the system
14 implemented by the department as enumerated in subsection a. of
15 this section.

16 c. The commissioner shall provide training opportunities on the
17 use of the electronic system for employees of local enforcing
18 agencies and private agencies which provide plan review and
19 inspection services.

20 d. (1) The commissioner shall, in accordance with the
21 "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et
22 seq.), adopt rules and regulations to govern the form and format of
23 applications for construction permits, plans, and specifications and
24 other information exchanged through the electronic system.
25 Notwithstanding the requirement, pursuant to subsection b. of this
26 section, to accept electronically submitted materials within one year
27 following the effective date of P.L.2021, c.70 (C.52:27D-124.4 et
28 al.), the commissioner shall have the discretion to establish different
29 submission requirements, including non-electronic submissions as
30 necessary, for large, complicated, or otherwise unusual construction
31 projects, so long as the system is designed to accept approximately
32 80 percent of construction permit application submissions
33 electronically.

34 (2) Notwithstanding any provisions of paragraph (1) of this
35 subsection to the contrary, in accepting and reviewing a submission
36 from a licensed plumbing, electrical, or heating, ventilating, air
37 conditioning, and refrigeration contractor corresponding to the
38 contractor's discipline, including but not limited to, a subcode
39 application form, or a document supporting the application, such as
40 submissions including shop drawings, or documents displaying the
41 calculations necessary for compliance with the electrical, fire
42 protection or energy subcode, the department shall:

43 (a) accept electronic submissions; and

44 (b) not require the physical seal or signature of the contractor to
45 be affixed to a subcode application form.

1 (3) The department shall not require physical copies of plans at
2 the worksite of a licensed plumbing, electrical, or heating,
3 ventilating, air conditioning, and refrigeration contractor to have an
4 affixed physical seal 'if a facsimile of such a seal, such as an
5 electronic seal, is provided¹.

6 e. The department may waive a contrary form and format
7 requirement imposed by statute or ordinance or by the rules of
8 another department or agency for the submission of information in
9 physical form to the extent the waiver is necessary to facilitate the
10 submission of the information electronically. The department shall
11 accept an electronic reproduction of a signature, stamp, seal,
12 certification, or notarization as the equivalent of the original or
13 shall accept the substitution of identifying information for the
14 signature, stamp, seal, certification, or notarization. The
15 department shall not waive any other requirement.

16 f. The commissioner may adopt, amend, and repeal rules and
17 regulations providing for the charging of and setting the amount of
18 construction permit surcharge fees to be collected by an enforcing
19 agency or private agency. Fees shall be remitted to the department
20 to defray the cost of developing and administering the electronic
21 system by local enforcing agencies that have elected to utilize the
22 electronic system implemented by the department.

23 g. A person exchanging information through the electronic
24 system in a form and format acceptable to the department is not
25 subject to any licensing sanction, civil penalty, fine, permit
26 disapproval, or revocation or other sanction for failure to comply
27 with a form or format requirement imposed by statute, ordinance, or
28 rule for submission of the information in physical form, including
29 but not limited to any requirement that the information be in a
30 particular form or of a particular size, be submitted with multiple
31 copies, be physically attached to another document, be an original
32 document or be signed, stamped, sealed, certified, or notarized.

33 h. As used in this section, "form and format" means the
34 arrangement, organization, configuration, structure, or style of, or
35 method of delivery for, providing required information or providing
36 the substantive equivalent of required information. "Form and
37 format" does not mean altering the substance of information or the
38 addition or omission of information.

39 (cf: P.L.2023, c.248, s.1)

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41 2. In accordance with the "Administrative Procedure Act,"
42 P.L.1968, c.410 (C.52:14B-1 et seq.), the Commissioner of
43 Community Affairs shall adopt rules and regulations necessary to
44 effectuate the provisions of P.L. , c. (C.) (pending before
45 the Legislature as this bill), on or before the first day of the fourth
46 month next following enactment.

1 3. This act shall take effect on the first day of the fourth month
2 next following enactment, but the commissioner shall take such
3 anticipatory actions as necessary to comply with the provisions of
4 this act.

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9 Requires DCA to enable certain construction subcode applicants
10 to electronically submit certain materials for permit application
11 review; limits requirements for physical seal on documents at
12 worksite.