

ASSEMBLY COMMITTEE SUBSTITUTE FOR
ASSEMBLY, Nos. 462 and 5384

STATE OF NEW JERSEY
222nd LEGISLATURE

ADOPTED OCTOBER 5, 2026

Sponsored by:

Assemblywoman TENNILLE R. MCCOY

District 14 (Mercer and Middlesex)

Assemblyman GABRIEL RODRIGUEZ

District 33 (Hudson)

SYNOPSIS

Requires inspection for pest infestation prior to certain demolitions.

CURRENT VERSION OF TEXT

Substitute as adopted by the Assembly Community Development and Women's Affairs Committee.



1 AN ACT requiring pest inspections prior to certain demolitions, and
2 supplementing P.L.1975, c.217.

3

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

6

7 1. a. As used in this section:

8 “Closely-situated building” means a building that is located:

9 (1) within 10 feet of a building to be demolished; and

10 (2) on a different property than the building to be demolished.

11 “Demolition” means the act of forcing down all of a building
12 pursuant to the standards of the “State Uniform Construction Code
13 Act,” P.L.1975, c.217 (C.52:27D-119 et seq.), or forcing down part
14 of a building when inspection and certification is required in
15 accordance with rules and regulations adopted pursuant to
16 subsection c. of this section.

17 “Infestation” means a significant presence of pests within or on
18 the perimeter of a building, or both.

19 “Local health agency” shall have the same meaning as set forth
20 in section 3 of P.L.1975, c.329 (C.26:3A2-3).

21 “Local health officer” means a holder of a license as a health
22 officer issued by the State Department of Health, pursuant to the
23 “Local Health Services Act,” P.L.1975, c.329 (C.26:3A2-1 et seq.),
24 to an individual who is a full-time employee of a local health
25 agency or of any unit of government participating in a certified
26 program.

27 “Pest” means rat, mouse, cockroach, or any other animal or
28 insect designated by the Commissioner of Environmental Protection
29 as posing a significant risk of infesting adjacent properties
30 following a demolition.

31 “Severe pest presence” means the existence of pests within or on
32 the perimeter of a building, or both, at levels substantial enough to
33 place any closely-situated building at risk for pest infestation as a
34 result of demolition.

35 b. In addition to requirements under P.L.1975, c.217 (C.52:27D-
36 119 et seq.), P.L.1942, c.112 (C.40:48-2.3 et seq.), and any other
37 statutory, regulatory, or local requirements, a building shall not be
38 demolished without a certification. The certification shall indicate
39 whether the building contains a pest infestation that places any
40 closely-situated building at risk for infestation. The certification
41 shall be filed with the construction official prior to the issuance of a
42 construction permit, and shall be issued by:

43 (1) a local health officer or employee of a local health agency; or

44 (2) a commercial pesticide applicator certified by the Department
45 of Environmental Protection for general and household pest control
46 pursuant to the “Pesticide Control Act of 1971,” P.L.1971, c.176
47 (C.13:1F-1 et seq.).

1 c. (1) Prior to issuing a certification required pursuant to
2 subsection b. of this section, the local health officer, local health
3 agency employee, or pesticide applicator shall inspect the building
4 for a pest presence.

5 (2) If a severe pest presence exists, the local health officer, local
6 health agency employee, or pesticide applicator shall take the steps
7 necessary to mitigate the pest presence down to acceptable levels.

8 (3) The inspection required pursuant to this subsection shall be
9 conducted no earlier than 60 days prior to the issuance of a
10 construction permit for demolition.

11 d. (1) A certification issued by a pesticide applicator shall be
12 filed with the local health officer and the construction official no
13 later than five days prior to the issuance of the construction permit.

14 (2) At any time prior to the issuance of the construction permit,
15 the local health officer shall have the authority to disapprove of the
16 pesticide applicator's certification, and require a new inspection
17 and, if appropriate, new pest mitigation steps to be taken prior to
18 the issuance of the construction permit.

19 e. The certification and associated inspection, and any required
20 extermination or mitigation measure, shall not be required:

21 (1) for the demolition of a building for which no closely-situated
22 building exists within 10 feet of the building to be demolished; or

23 (2) if the construction official determines that an immediate
24 danger is posed by the potential collapse of a structurally unsafe
25 building.

26 f. The construction permit applicant shall be responsible for the
27 cost of any inspection and certification required pursuant to this
28 section, and the cost of any extermination or mitigation measures
29 required pursuant to subsections c. of this section.

30 g. On or before the first day of the sixth month next following
31 enactment, the Commissioner of Environmental Protection, in
32 accordance with the "Administrative Procedure Act," P.L.1968,
33 c.410 (C.52:14B-1 et seq.), in consultation with the Commissioner
34 of Health and the Director of the Division of Codes and Standards
35 in the Department of Community Affairs, shall adopt any rules and
36 regulations necessary for the implementation of this section,
37 including, but not limited to, standards for the types of animals and
38 insects to be designated as pests, standards for the level of a pest
39 presence that shall require extermination or mitigation measure,
40 acceptable methods of extermination, and the types of partial
41 building demolitions that shall require inspection and certification.

42 The Commissioner of Health, and the Director of the Division of
43 Codes and Standards in the Department of Community Affairs,
44 shall also adopt any necessary rules and regulations to effectuate the
45 purposes of this section.

- 1 2. This act shall take effect immediately, but subsection b. of
- 2 section 1 shall remain inoperative until the first day of the sixth
- 3 month next following enactment.