

ASSEMBLY, No. 5661

STATE OF NEW JERSEY

222nd LEGISLATURE

INTRODUCED OCTOBER 19, 2026

Sponsored by:

Assemblyman LARRY WAINSTEIN

District 33 (Hudson)

SYNOPSIS

Requires elevators be equipped to operate with standardized fire service keys; concerns fire service key lock boxes.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning standardized elevator fire service keys and
2 amending P.L.2003, c.211.

3
4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
5 *of New Jersey:*

6
7 1. Section 1 of P.L.2003, c.211 (C.52:27D-198.13) is amended
8 to read as follows:

9 1. Not later than six months following the effective date of
10 **[P.L.2003, c.211 (C.52:27D-198.13 et seq.)]** P.L. , c. (pending
11 before the Legislature as this bill), the Commissioner of
12 Community Affairs shall promulgate regulations requiring all
13 **[new]** elevators **[, and all elevators undergoing reconstruction,]** to
14 be equipped to operate with standardized fire service keys,
15 including but not limited to fire recall keys and fire department drop
16 keys, as a condition of inspection certification renewals.
17 (cf: P.L.2003, c.211, s.1)

18
19 2. Section 2 of P.L.2003, c.211 (C.52:27D-198.14) is amended
20 to read as follows:

21 2. a. A municipality, by ordinance, may require the installation
22 of a lock box in each building located in the municipality that has
23 an elevator. A building's elevator fire service keys, including but
24 not limited to fire recall keys and fire department drop keys, shall
25 be placed in the lock box. Lock boxes shall be installed at locations
26 that are readily accessible to fire fighting officials. A building that
27 has elevators with standardized fire service keys, including but not
28 limited to fire recall keys and fire department drop keys, in
29 accordance with section 1 of P.L.2003, c.211 (C.52:27D-198.13),
30 shall be exempt from **[this]** the provisions of this section.

31 b. Not later than the last day of the sixth month following the
32 effective date of **[P.L.2003, c.211 (C.52:27D-198.13 et seq.)]**
33 P.L. , c. (pending before the Legislature as this bill), the
34 Commissioner of Community Affairs shall promulgate regulations
35 establishing specifications for elevator **[fire recall]** fire service key
36 lock boxes.
37 (cf: P.L.2003, c.211, s.2)

38
39 3. This act shall take effect immediately.

40
41
42 STATEMENT

43
44 This bill directs the Commissioner of Community Affairs to
45 promulgate regulations requiring all elevators to be equipped to
46 operate with standardized fire service keys, including but not

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.

1 limited to fire recall keys and fire department drop keys, as a
2 condition of inspection certification renewals. The bill expands on
3 current requirements that have been applicable to new and
4 reconstructed elevators since the enactment of a 2003 law.

5 The bill also specifies that if a municipality requires the
6 installation of a lock box in each building located in the
7 municipality that has an elevator, a building's elevator fire service
8 keys, including but not limited to fire recall keys and fire
9 department drop keys, are to be placed in the lock box. However, a
10 building that has elevators with standardized fire service keys,
11 including but not limited to fire recall keys and fire department drop
12 keys, is exempt. The bill further directs the commissioner to
13 promulgate regulations establishing specifications for elevator fire
14 service key lock boxes.