

**SENATE, No. 4764**

**STATE OF NEW JERSEY**  
**222nd LEGISLATURE**

INTRODUCED OCTOBER 5, 2026

**Sponsored by:**  
**Senator BENJIE E. WIMBERLY**  
**District 35 (Bergen and Passaic)**

**SYNOPSIS**

Establishes "Pre-Vetted Accessory Design Program" to facilitate development of accessory dwelling units.

**CURRENT VERSION OF TEXT**

As introduced.



1 AN ACT facilitating development of accessory dwelling units and  
2 supplementing P.L.1975, c.217 (C.52:27D-119 et seq.).

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

6  
7 1. As used in P.L. , c. (C. ) (pending before the  
8 Legislature as this bill):

9 "Accessory design" means a concept design submitted to the  
10 commissioner for consideration to be a pre-vetted accessory design.

11 "Accessory dwelling unit" means a residential dwelling unit that  
12 provides complete independent living facilities for one or more  
13 persons on the same lot as a primary dwelling. An "accessory  
14 dwelling unit" may be: located within a primary dwelling; located  
15 within an accessory structure; constructed in whole or part as an  
16 extension to a primary dwelling; or constructed as a separate,  
17 detached structure on the same lot as a primary dwelling.

18 "Commissioner" means the Commissioner of Community  
19 Affairs.

20 "Concept design" means a design developed by, or under the  
21 supervision of, the program coordinator pursuant to subsection c. of  
22 section 2 of P.L. , c. (C. ) (pending before the Legislature  
23 as this bill).

24 "Department" means the Department of Community Affairs.

25 "Pre-vetted accessory design" means an accessory dwelling unit  
26 design created by the department pursuant to subsection c. of  
27 section 2 of P.L. , c. (C. ) (pending before the Legislature  
28 as this bill), and approved by the commissioner pursuant to  
29 subsection d. of P.L. , c. (C. ) (pending before the  
30 Legislature as this bill).

31 "Program" means the "Pre-Vetted Accessory Design Program,"  
32 established pursuant to subsection a. of section 2 of P.L. , c.  
33 (C. ) (pending before the Legislature as this bill).

34 "Program coordinator" means the official appointed pursuant to  
35 subsection b. of section 2 of P.L. , c. (C. ) (pending before  
36 the Legislature as this bill) to administer the responsibilities of the  
37 pilot program.

38  
39 2. a. There is established, in the department, the "Pre-Vetted  
40 Accessory Design Program" to facilitate the development of  
41 accessory dwelling units.

42 b. Within one month following the enactment of P.L. , c.  
43 (C. ) (pending before the Legislature as this bill), the  
44 commissioner shall appoint:

45 (1) a program coordinator to administer the responsibilities of  
46 the program; and

47 (2) program staff, who may be assigned to staff the program  
48 from the Division of Codes and Standards, the Office of Planning

1 Advocacy, the Office of Local Planning Services, from other  
2 divisions of the department, or from public and private entities  
3 outside of the department.

4 c. On or before the first day of the sixth month next following  
5 the date of enactment of P.L. , c. (C. ) (pending before the  
6 Legislature as this bill), the program coordinator shall:

7 (1) through the engagement of program staff and, as necessary,  
8 outside experts, produce a variety of concept designs that maintain  
9 aesthetic continuity with different neighborhoods of the State, for  
10 potential use as pre-vetted accessory designs;

11 (2) engage the opinions on different concept designs from  
12 municipal officials and members of the public from different  
13 regions of the State; and

14 (3) develop accessory designs, and submit them to the  
15 commissioner for approval pursuant to subsection d. of this section.

16 d. The commissioner shall approve of an accessory design in  
17 order for the design to be considered a pre-vetted accessory design.  
18 Following approval by the commissioner, the pre-vetted accessory  
19 design shall be considered compliant with the "State Uniform  
20 Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.).  
21 No fewer than 10 pre-vetted accessory designs shall be approved by  
22 the commissioner pursuant to this subsection. Each pre-vetted  
23 accessory design shall be made available, at no cost to the public,  
24 on the Internet website of the department.

25 e. In developing pre-permitted home designs, the program  
26 coordinator shall consider:

27 (1) the minimization of construction costs and maximization of  
28 efficiency;

29 (2) developing a range of sizes;

30 (3) consideration of architectural styles that are likely to have an  
31 appealing appearance in a broad range of neighborhoods; and

32 (4) compliance with many municipal zoning codes in the  
33 absence of the pre-approval benefits of P.L. , c. (C. )  
34 (pending before the Legislature as this bill).

35 f. As determined necessary in the commissioner's discretion, the  
36 commissioner may direct the program coordinator to reconsider any  
37 of the decisions made pursuant to this section, or repeat any of the  
38 steps completed pursuant to subsections b. through e. of this  
39 section.

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41 3. The commissioner shall adopt rules and regulations pursuant  
42 to the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-  
43 1 et seq.), necessary to effectuate the purposes of P.L. , c.  
44 (C. ) (pending before the Legislature as this bill).

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46 4. This act shall take effect immediately.

## STATEMENT

This bill establishes the "Pre-Vetted Accessory Design Program" (program) in the Department of Community Affairs (department) to facilitate the development of accessory dwelling units, as defined in the bill.

The bill directs the Commissioner of Community Affairs (commissioner) to appoint a program coordinator and program staff within one month following the bill's enactment. On or before the first day of the sixth month following the bill's enactment, the bill directs the program coordinator to:

- produce concept designs that maintain aesthetic continuity with many neighborhoods for potential application as pre-vetted accessory designs;
- engage the opinions on different potential designs from municipal officials and members of the public from different regions of the State; and
- develop accessory designs, and submit them to the commissioner for approval.

After development of an accessory design, the bill requires the commissioner to approve of a design in order for the design to be considered a pre-vetted accessory design. Following this approval, the design is to be considered compliant with the "State Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.). No fewer than 10 pre-vetted accessory designs are to be developed by the program coordinator. Each pre-vetted accessory design is to be made available, at no cost to the public, on the Internet website of the department.

As determined necessary in the commissioner's discretion, the bill authorizes the commissioner to direct the program coordinator to reconsider or repeat any of the decisions made pursuant to the bill.