

SENATE, No. 4851

STATE OF NEW JERSEY
222nd LEGISLATURE

INTRODUCED OCTOBER 19, 2026

Sponsored by:
Senator VIN GOPAL
District 11 (Monmouth)

SYNOPSIS

Requires all new residential construction to have pre-installed sufficient raceways to allow post-construction broadband cable deployment.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT providing for new residential construction standards to
2 permit post-construction cable deployment and supplementing
3 P.L.1975, c.217 (C.52:27D-119 et seq.).
4

5 **BE IT ENACTED** *by the Senate and General Assembly of the State*
6 *of New Jersey:*
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8 1. a. As used in this section:

9 “Pathway” means a physical route or supporting structure to
10 carry or guide electrical wiring or cables.

11 “Raceway” means a channel, conduit, or track designed to hold
12 and protect a pathway or other wiring system, and shall be four
13 inches and design to accommodate not less than two broadband
14 providers.

15 b. A developer of any new residential construction for which
16 an application for a construction permit has not been declared
17 complete by the enforcing agency before the effective date of P.L.
18 , c. (C.) (pending before the Legislature as this bill), shall be
19 required to provide notice to the majority incumbent local exchange
20 carrier of the area requesting installation of raceways to be
21 available for deployment of cables to allow for physical broadband
22 connections to the new residential construction. Installation of
23 raceways shall occur during the normal course of trenching or
24 utility installation associated with the development.

25 c. A developer of any new residential construction may enter
26 into an agreement with any other party, including but not limited to
27 any telecommunications utility, to lease or purchase a preexisting
28 raceway in order to meet the requirements of this section, provided,
29 however, that no such agreement shall grant exclusive use or
30 control of the raceway in a manner that would prevent access by at
31 least two broadband providers in a non-discriminatory manner.

32 d. The Commissioner of Community Affairs shall adopt,
33 pursuant to section 5 of the "State Uniform Construction Code Act,"
34 P.L.1975, c.217 (C.52:27D-123) and the "Administrative Procedure
35 Act," P.L.1968, c.410 (C.52:14B-1 et seq.), rules and regulations
36 establishing standards for the design, installation, and adequacy of
37 raceways for new residential construction, including minimum
38 sizing and access requirements sufficient to support multiple
39 broadband providers.
40

41 2. This act shall take effect immediately.
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44 STATEMENT

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46 This bill requires a developer of any new residential
47 construction, for which an application for a construction permit has
48 not been declared complete by the enforcing agency, to ensure the

1 installation of raceways to be available for deployment of cables to
2 allow for physical broadband connections to the new residential
3 construction.

4 This bill specifies that raceways are to be four inches in size and
5 design to accommodate at least two broadband providers and must
6 be made available in a non-discriminatory manner.

7 The bill specifies that a developer of any new residential
8 construction may enter into an agreement with any other party,
9 including but not limited to any telecommunications utility, to lease
10 or purchase an easement to use a preexisting raceway in order to
11 meet the bill's requirements, however, such agreement is not to
12 grant exclusive control that would limit access by other providers.

13 The bill directs the Commissioner of Community Affairs to
14 adopt rules and regulations as necessary to establish standards for
15 the design, installation, adequacy, and accessibility, including
16 minimum sizing and access requirements sufficient to support
17 multiple broadband providers, of raceways for new residential
18 construction.