

ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

ASSEMBLY, No. 4488

STATE OF NEW JERSEY

DATED: DECEMBER 5, 2022

The Assembly Housing Committee reports favorably Assembly Bill No. 4488.

This bill would supplement “The Planned Real Estate Development Full Disclosure Act,” N.J.S.A.45:22A-21 et seq., which concerns planned real estate developments, also generally known as common interest communities, with commonly owned or shared property managed by an association. The bill would prohibit the association of a planned real estate development from prohibiting an individual from parking a law enforcement vehicle at a parking space within the development regardless of whether the parking space is designated as a common element, limited common element, deeded to an individual owner, or otherwise. In the event that the law enforcement vehicle is operated by an individual who is not an association member, the individual is required to have permission from the association member or association, as applicable, to utilize the parking space. Except as provided for in the bill, the parking of law enforcement vehicles within a planned real estate development would still be subject to the planned real estate development’s governing documents and rules and regulations applicable to the parking of vehicles.

Nothing contained within the bill is to be construed as prohibiting a law enforcement officer from parking within a planned real estate development as is necessary to conduct the duties of a law enforcement officer as permitted by law.