

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

ASSEMBLY, No. 4488

with committee amendments

STATE OF NEW JERSEY

DATED: JANUARY 12, 2023

The Senate Community and Urban Affairs Committee reports favorably and with committee amendments Assembly Bill No. 4488.

As amended, this bill supplements “The Planned Real Estate Development Full Disclosure Act,” P.L.1977, c.419 (C.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 prohibits the association of a planned real estate development from restricting an owner, resident, or visitor from parking a law enforcement vehicle at a parking space within the development because it is a law enforcement vehicle, is interpreted to be a commercial vehicle, or based on law enforcement vehicle characteristics inherent to said vehicles, such as emergency lights. Individuals parking law enforcement vehicles would be in all other respects subject to the rules and regulations and governing documents regarding the parking of vehicles, including those concerning assigned parking and vehicle size requirements.

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 in an emergency or to conduct the duties of a law enforcement officer as permitted by law.

As amended and reported by the committee, Assembly Bill No. 4488 is identical to Senate Bill No. 2662, which was also amended and reported by the committee on this date.

COMMITTEE AMENDMENTS:

The committee amended the bill to modify and clarify the bills prohibitions imposed on associations of planned real estate developments, which would limit the adoption and enforcement of governing documents or rules that prohibit an owner, resident, or visitor from parking a law enforcement vehicle at a parking space.