

CHAPTER 175

AN ACT concerning common interest communities and law enforcement vehicles, and supplementing P.L.1993, c.30 (C.45:22A-43 et seq.).

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

C.45:22A-48.5 Law enforcement vehicles, parking, planned real estate developments.

1. a. No planned real estate development shall adopt or enforce a provision of the governing documents or rule that prohibits an owner, resident, or visitor from parking a law enforcement vehicle at a parking space 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 within planned real estate developments are in all other respects subject to the rules and regulations and governing documents regarding parking of vehicles, including, without limitation, those relating to assigned parking and vehicle size requirements. Nothing contained in this section shall 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.

b. The Commissioner of Community Affairs shall enforce the provisions of P.L.2023, c.175 (C.45:22A-48.5) in accordance with the authority granted under section 18 of P.L.1977, c.419 (C.45:22A-38).

2. This act shall take effect immediately.

Approved November 20, 2023.