

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 3042

with committee amendments

STATE OF NEW JERSEY

DATED: OCTOBER 1, 2026

The Senate Community and Urban Affairs Committee reports favorably and with committee amendments Senate Bill No. 3042.

As amended and reported, this bill provides for the implementation of additional fire safety measures in residential structures. The bill requires that in addition to smoke alarms, which are already required in certain residential structures, that such structures also be equipped with “fire escape mechanisms.” A fire escape mechanism is defined as a device or system of devices which provide for the safe exit of a person or persons from a window when passage through the use of ground floor exits is inaccessible due to fire, smoke, or other life-threatening danger. This bill also directs the Commissioner of Community Affairs to promulgate rules and regulations necessary to implement this new safety measure within one year of the date of enactment.

The fire escape mechanism requirement is to be enforced by the municipality if it has an ordinance requiring inspections upon a change of occupancy, or by the appropriate fire code official in the event the municipality does not have an inspection ordinance. The bill permits a penalty, not to exceed \$1,000, to be imposed for a violation of the fire escape mechanism requirement.

This bill was prefiled for introduction in the 2026-2027 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.

COMMITTEE AMENDMENTS:

The committee amended the bill to direct the Commissioner of Community Affairs to adopt rules and regulations within one year of enactment; to delay the effective date until one year following enactment; to update the underlying statute to include amendments made by P.L.2025, c.19; and to make technical corrections.