

ASSEMBLY, No. 4507

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED AUGUST 10, 2020

Sponsored by:

Assemblyman ROBERT J. KARABINCHAK

District 18 (Middlesex)

SYNOPSIS

“General Contractor Licensing Act;” provides for licensures of general contractors.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT providing for the licensure of general contractors and
2 supplementing Title 45 of the Revised Statutes.

3

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

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7 1. This act shall be known and may be cited as the “General
8 Contractor Licensing Act.”

9

10 2. As used in this act:

11 “Board” means the New Jersey State Board of General
12 Contractors.

13 “General contractor” means an individual or business that shall
14 be or can be classified in trade 008 or 009 by the Division of
15 Property Management and Construction in the New Jersey
16 Department of the Treasury to perform services including, but not
17 limited to, general construction; alterations and additions; partitions
18 and ceilings; doors and hardware; windows; siding and gutters;
19 carpeting; carpeting; flooring and tile; millwork; insulation;
20 acoustical work; concrete, foundation footings and masonry;
21 fencing; curtain walls; site work; sewage and water treatment
22 plants; landscape construction; road construction and paving;
23 pumping stations; caulking and waterproofing; general painting;
24 sandblasting; prefabrication buildings; prefabrication music and
25 sound clean rooms; detention equipment systems; food service
26 equipment; school furnishings; lab furniture and equipment; and
27 seating and bleachers.

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29 3. There is created within the Division of Consumer Affairs in
30 the Department of Law and Public Safety the New Jersey State
31 Board of General Contractors. The board shall consist of nine
32 members who are residents of the State, two of whom shall be
33 public members appointed by the Governor pursuant to subsection
34 b. of section 2 of P.L.1971, c.60 (C.45:1-2.2) and one of whom
35 shall be designated by the Governor to represent the Executive
36 Branch pursuant to subsection c. of section 2 of P.L.1971, c.60
37 (C.45:1-2.2). Each of the remaining six members shall be appointed
38 by the Governor, with the advice and consent of the Senate, and
39 shall be residents of New Jersey who have practiced general
40 contracting for at least 10 years immediately preceding their
41 appointments. Of the members first appointed, other than the
42 member representing the Executive Branch, four shall serve for a
43 term of three years, three shall serve for a term of two years, and
44 one shall serve for a term of one year. Thereafter, all members shall
45 serve for a term of three years, and no member, other than the
46 member representing the Executive Branch serving ex officio, shall
47 serve for more than two consecutive terms.

- 1 4. The board shall:
- 2 a. Establish the standards required for licensure as a general
- 3 contractor;
- 4 b. Review the qualifications of applicants for licensure as a
- 5 general contractor under this act;
- 6 c. Ensure the proper conduct and standards of examination;
- 7 d. Issue and renew licenses to general contractors, pursuant to
- 8 the provisions of this act;
- 9 e. Suspend, revoke, or not renew the license of a general
- 10 contractor, pursuant to the provisions of P.L.1978, c.73 (C.45:1-14
- 11 et seq.);
- 12 f. Prescribe or change the charges for examinations, licensures,
- 13 renewals and other services performed pursuant to P.L.1974, c.46
- 14 (C.45:1-3.1 et seq.);
- 15 g. Maintain a record of every general contractor licensed in this
- 16 State, and the date and number of that license, and publish annually
- 17 a list of the names and addresses of all licensees; and
- 18 h. Adopt rules and regulations pursuant to the “Administrative
- 19 Procedure Act,” P.L.1968, c.410 (C.52:14B-1 et seq.).
- 20
- 21 5. No person shall practice, attempt to practice, or hold himself
- 22 or herself out as being able to practice general contracting unless
- 23 that person is licensed in accordance with the provisions of this act.
- 24
- 25 6. To be eligible for licensure as a general contractor, an
- 26 applicant shall fulfill the following requirements:
- 27 a. Be at least 18 years of age;
- 28 b. Be of good moral character;
- 29 c. Receive a bachelors degree in project management, with at
- 30 least 60 credits earned from courses in construction; and
- 31 d. Successfully pass an examination prepared by or approved
- 32 by the board to determine the applicant’s competence to practice
- 33 general contracting.
- 34
- 35 7. a. The examination required by subsection d. of section 6 of
- 36 this act shall be held within the State at least four times a year at a
- 37 time and place to be determined by the board. The board may
- 38 contract or otherwise arrange for reasonably required physical
- 39 accommodations and facilities to conduct examinations.
- 40 b. The board may, by regulation, establish standards and
- 41 procedures to provide that the examination be offered via the
- 42 Internet.
- 43
- 44 8. a. All licenses shall be issued for a two-year period and
- 45 shall be renewed upon filing of a renewal application and payment
- 46 of the corresponding fee.
- 47 b. Licensure fees shall be determined by the board and
- 48 established by regulation. Fees shall be established, prescribed to

1 the extent necessary to defray all proper expenses incurred by the
2 board and any staff employed to administer the provisions of this
3 act but shall not be fixed at an amount that will raise revenue in
4 excess of the amount estimated to be so required.

5 c. The board shall promulgate rules and regulations for
6 implementing continuing education requirements as a condition of
7 license renewal, which shall include the subject matter and content
8 of courses of study.

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10 9. The provisions of section 6 of this act shall not apply to:

11 a. Individuals who have had at least 10 years of experience in
12 general contracting prior to the effective date of this act and who
13 have not declared bankruptcy or changed the name of a company
14 during that time; and

15 b. Individuals licensed, certified or registered in the State in a
16 closely allied profession, including, but not limited to, architecture,
17 professional engineering, home improvement contracting, and home
18 elevation contracting.

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20 10. Every holder of a license issued by the board shall have it
21 available to show to the public at the work site where the holder is
22 providing general contractor services.

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24 11. This act shall take effect on the 180th day next following
25 enactment.

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28 STATEMENT

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30 This bill establishes the New Jersey State Board of General
31 Contractors to regulate the general contracting profession by
32 requiring licensure by the board. The board would consist of nine
33 members, six of whom shall have been practicing general
34 contracting in the State for at least 10 years. The board is to
35 establish the standards required for licensure; review the
36 qualifications of individuals who apply for licensure; ensure the
37 proper conduct and standards of examination; renew, suspend or
38 revoke licenses; prescribe or change fees for examination or
39 licensure; and maintain a record of all licensed general contractors.
40 No person may hold themselves out as a general contractor without
41 being licensed.

42 Under the bill, to be eligible as a general contractor, one must be
43 at least 18 years of age, of good moral character, have a bachelors
44 degree in project management, with at least 60 credits earned from
45 courses in construction, and have successfully passed an
46 examination in general contracting prepared by or approved by the
47 board. The examination is to be held in the State at least four times
48 a year at a time and place determined by the board. The board may

1 also arrange for reasonably required physical accommodations and
2 facilities to conduct examinations. The board is also permitted to
3 establish standards and procedures to provide that the examination
4 be offered via the Internet. Individuals who have at least 10 years of
5 experience performing general contracting services prior to the
6 effective date of this act and who have not declared bankruptcy or
7 changed the name of a company during that time is exempt from
8 these education and examination requirements, as are individuals
9 with a license, certification, or registration issued by the State in a
10 closely allied profession.

11 Licenses issued by the board are to be renewed every two years.
12 Fees for licensure are to be determined by the board and established by
13 regulation. The board shall promulgate rules and regulations for
14 implementing continuing education requirements as a condition of
15 licensure renewal, which are to include the subject matter and
16 content of courses of study. Once a license is issued, the licensee is
17 to have the license readily available at the work site where general
18 contracting services are being performed.