

SENATE, No. 776

STATE OF NEW JERSEY
219th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

Sponsored by:

Senator NICHOLAS P. SCUTARI

District 22 (Middlesex, Somerset and Union)

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SYNOPSIS

Regulates installation, maintenance, and repair of low-voltage alarm systems and battery-charged fences.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



1 **AN ACT** regulating low-voltage alarm systems and battery-charged
2 fences and supplementing P.L.1975, c.217 (C.52:27D-119 et
3 seq.).
4

5 **BE IT ENACTED** *by the Senate and General Assembly of the State*
6 *of New Jersey:*
7

8 1. As used in sections 1 through 10 of P.L. , c. (C.)
9 (pending before the Legislature as this bill):

10 “Contractor” means a person who is authorized under P.L.1997,
11 c.305 (C.45:5A-23 et seq.) to engage in the business of burglar
12 alarm, electronic security system, or fire alarm system contracting.

13 “Low-voltage alarm system project” means a project related to
14 the installation, maintenance, inspection, replacement, or service of
15 a new or existing burglar alarm, electronic security system, or fire
16 alarm that is hardwired and operating at low voltage, as defined in
17 the National Electrical Code Standard 70, Current Edition, and
18 ancillary components or equipment attached to such a system,
19 including, but not limited to, home-automation equipment,
20 thermostats, and video cameras.

21 “Wireless alarm system” means a burglar alarm system or smoke
22 detector that is not hardwired.
23

24 2. P.L. , c. (C.) (pending before the Legislature as this
25 bill) shall not be construed to impose new or additional licensure
26 requirements in residential premises.
27

28 3. Notwithstanding any provision of law, rule, or regulation to
29 the contrary, P.L. , c. (C.) (pending before the Legislature
30 as this bill) shall be applicable to all low-voltage alarm system
31 projects for which a permit is required by a local enforcing agency.
32 However, a permit is not required, and a local enforcing agency
33 shall not require a permit or charge a fee, to install, maintain,
34 inspect, replace, or service a wireless alarm system, including any
35 ancillary components or equipment attached to the system, or any
36 work classified as ordinary fire protection maintenance or ordinary
37 electrical maintenance pursuant to regulations under the "State
38 Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119
39 et seq.).
40

41 4. A local enforcing agency shall make uniform basic permit
42 labels, as designed by the Department of Community Affairs,
43 available for purchase by a contractor to be used for the installation
44 or replacement of a new or existing alarm system at a cost of not
45 more than \$40 per label per project per unit.

46 a. A local enforcing agency shall not require a contractor, as a
47 condition of purchasing a label, to submit any information other

1 than identification information of the licensee and proof of
2 registration or certification as a contractor.

3 b. A label shall be valid for 1 year after the date of purchase
4 and shall only be used within the jurisdiction of the local enforcing
5 agency that issued the label. A contractor may purchase labels in
6 bulk for one or more unspecified current or future projects.

7
8 5. A contractor shall post an unused uniform basic permit label
9 in a conspicuous place on the premises of the low-voltage alarm
10 system project site, visible from the exterior of the structure, before
11 commencing work on the project.

12
13 6. A contractor shall not be required to notify the local
14 enforcing agency before commencing work on a low-voltage alarm
15 system project. However, a contractor shall submit a Uniform
16 Notice of a Low-Voltage Alarm System Project as provided under
17 section 7 of P.L. , c. (C.) (pending before the Legislature
18 as this bill) to the local enforcing agency within 14 days after
19 completing the project. A local enforcing agency may take
20 disciplinary action against a contractor who fails to timely submit a
21 Uniform Notice of a Low-Voltage Alarm System Project.

22
23 7. The Uniform Notice of a Low-Voltage Alarm System
24 Project may be submitted electronically or by facsimile if all
25 submissions are signed by the owner, tenant, contractor, or
26 authorized representative of such persons. The Uniform Notice of a
27 Low-Voltage Alarm System Project shall contain the following
28 information:

29
30 UNIFORM NOTICE OF A LOW-VOLTAGE
31 ALARM SYSTEM PROJECT
32

33 Owner's or Customer's Name
34 Owner's or Customer's Address
35 City
36 State Zip
37 Phone Number
38 E-mail Address
39 Contractor's Name
40 Contractor's Address
41 City
42 State Zip
43 Phone Number
44 Contractor's License Number
45 Date Project Completed
46 Scope of Work

1 Notice is hereby given that a low-voltage alarm system project
2 has been completed at the address specified above. I certify that all
3 of the foregoing information is true and accurate.

4 (Signature of Owner, Tenant, Contractor, or Authorized
5 Representative)
6

7 8. After installation, a local enforcing agency may coordinate
8 directly with the owner or customer to inspect a low-voltage alarm
9 system project to ensure compliance with applicable codes and
10 standards. If a low-voltage alarm system project fails an inspection,
11 the contractor shall take corrective action as necessary to pass
12 inspection at no cost to the local enforcing agency, owner, or
13 customer.
14

15 9. A municipality, county, district, or other entity of local
16 government shall not adopt or maintain in effect any ordinance or
17 rule regarding a low-voltage alarm system project that is
18 inconsistent with P.L. , c. (C.) (pending before the
19 Legislature as this bill), or require any permits in addition to the
20 uniform low-voltage alarm system permit required by P.L. ,
21 c. (C.) (pending before the Legislature as this bill).
22

23 10. A uniform basic permit label shall not be required for the
24 subsequent maintenance, inspection, or service of an alarm system
25 that was permitted in accordance with P.L. , c. (C.)
26 (pending before the Legislature as this bill).
27

28 11. a. Notwithstanding any provision of law, rule, or regulation
29 to the contrary, a municipality or county shall not adopt or enforce
30 an ordinance, order, or regulation that:

31 (1) requires a permit or fee for the installation or use of a
32 battery-charged fence in addition to an alarm system permit issued
33 by the municipality or county; no further permit or fee shall be
34 required for the battery-charged fence;

35 (2) imposes installation or operational requirements for a
36 battery-charged fence that are inconsistent with the requirements
37 and standards of this section; or

38 (3) prohibits the installation or use of a battery-charged fence.

39 b. A battery-charged fence shall meet the following
40 requirements:

41 (1) interfaces with a monitored alarm device in a manner that
42 enables the alarm system to transmit a signal intended to summon
43 the business, law enforcement, or both, in response to an intrusion
44 or burglary;

45 (2) is located on property that is not designated by a
46 municipality or county exclusively for residential use;

47 (3) has an energizer that is driven by a commercial storage
48 battery that is not more than 12 volts of direct current;

1 (4) produces an electric charge on contact that does not exceed
2 energizer characteristics set for electric fence energizers by the
3 International Electrotechnical Commission Standard 60335.2.76,
4 current edition;

5 (5) is completely surrounded by a nonelectric perimeter fence or
6 wall that is not less than five feet in height;

7 (6) is not more than the higher of:

8 (a) 10 feet in height; or

9 (b) 2 feet higher than the height of the non-electric perimeter
10 fence or wall; and

11 (7) is marked with conspicuous warning signs that are located
12 on the battery charged fence at not more than 40 foot intervals and
13 that reads: "WARNING—ELECTRIC FENCE."

14 c. As used in this section, "battery-charged fence" means a new
15 or existing alarm system, and all attached ancillary components or
16 equipment, including but not limited to a fence, an energizer
17 powered by a commercial storage battery not exceeding 12 volts
18 which produces a short electric pulsed charge upon contact with the
19 fence, and battery charging device used exclusively to charge the
20 battery.

21
22 12. This act shall take effect immediately.
23
24

25 STATEMENT

26
27 This bill establishes guidelines concerning the installation of low-
28 voltage alarm systems and battery-charged fences in the State. Under
29 the bill, a "low-voltage alarm system project" means a project related
30 to the installation, maintenance, inspection, replacement, or service of
31 a new or existing alarm system that is hardwired and operating at low
32 voltage, as defined in the National Electrical Code Standard 70,
33 Current Edition, and ancillary components or equipment attached to
34 such a system, including, but not limited to, home-automation
35 equipment, thermostats, and video cameras. The bill requires that a
36 contractor installing a system purchase a uniform permit sticker from
37 the local enforcing agency for not more than \$40. The bill also
38 stipulates that a permit is not required for the maintenance or repair of
39 a low-voltage alarm system or the installation of a wireless alarm
40 system.

41 After installation, local enforcing agency may coordinate directly
42 with the owner or customer to inspect a low-voltage alarm system
43 project to ensure compliance with applicable codes and standards. If a
44 low-voltage alarm system project fails an inspection, the bill requires a
45 contractor to take corrective action as necessary to pass inspection at
46 no cost to the local enforcing agency, owner, or customer.

47 Additionally, the bill provides guidelines for the installation of a
48 battery-charged fence, a term referring to an alarm system, and all

- 1 attached components or equipment, including a fence, an energizer
2 powered by a commercial storage battery that produces an electric
3 charge upon contact with the fence, and a battery-charging device.
4 The bill prohibits a municipality or county from adopting an
5 ordinance, order, or regulation that:
- 6 • requires a permit or fee for the installation or use of a battery-
7 charged fence in addition to an alarm system permit;
 - 8 • imposes installation or operational requirements for a battery-
9 charged fence that are inconsistent with the requirements and
10 standards of the bill; or
 - 11 • prohibits the installation or use of a battery-charged fence.
- 12 The bill also requires a battery-charged fence to:
- 13 • interface with a monitored alarm device, enabling the alarm to
14 transmit a signal to summon the business or law enforcement;
 - 15 • be located on property that is not designated exclusively for
16 residential use;
 - 17 • have an energizer driven by a commercial storage battery that
18 is not more than 12 volts of direct current;
 - 19 • produce an electric charge on contact that does not exceed
20 energizer characteristics set for electric fence energizers by the
21 International Electrotechnical Commission Standard
22 60335.2.76, current edition;
 - 23 • be completely surrounded by a nonelectric perimeter fence or
24 wall of at least five feet in height;
 - 25 • be not more than the higher of 10 feet in height or 2 feet higher
26 than the height of the non-electric perimeter fence or wall; and
 - 27 • be marked with conspicuous warning signs at not more than 40
28 foot intervals that read: “WARNING—ELECTRIC FENCE.”