

**ASSEMBLY, No. 571**

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**STATE OF NEW JERSEY**

**220th LEGISLATURE**

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PRE-FILED FOR INTRODUCTION IN THE 2022 SESSION

**Sponsored by:**

**Assemblyman ROBERT J. KARABINCHAK**

**District 18 (Middlesex)**

**Assemblyman PAUL D. MORIARTY**

**District 4 (Camden and Gloucester)**

**SYNOPSIS**

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

**CURRENT VERSION OF TEXT**

Introduced Pending Technical Review by Legislative Counsel.



**(Sponsorship Updated As Of: 2/3/2022)**

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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:

6

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.

28

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

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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.

9

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.

19

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 180<sup>th</sup> day next following  
25 enactment.

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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 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.