

[First Reprint]

ASSEMBLY, No. 1457

STATE OF NEW JERSEY
221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Assemblyman ROBERT J. KARABINCHAK

District 18 (Middlesex)

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

Assemblyman WILLIAM B. SAMPSON, IV

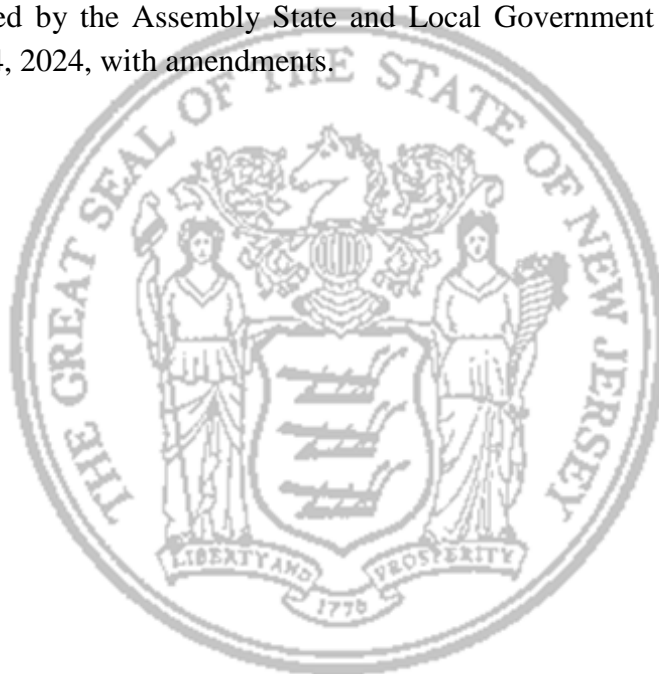
District 31 (Hudson)

SYNOPSIS

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

CURRENT VERSION OF TEXT

As reported by the Assembly State and Local Government Committee on November 14, 2024, with amendments.



(Sponsorship Updated As Of: 9/12/2024)

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 ¹~~006, 007,~~¹ 008 ^{1, 1} or 009 by the
15 Division of Property Management and Construction in the New
16 Jersey Department of the Treasury ¹to perform services including,
17 but not limited to, general construction; alterations and additions;
18 partitions and ceilings; doors and hardware; windows; siding and
19 gutters; 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 bleachers¹.

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

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Assembly ASL committee amendments adopted November 14, 2024.

1 serve for a term of three years, and no member, other than the
2 member representing the Executive Branch serving ex officio, shall
3 serve for more than ¹~~two~~ three¹ consecutive terms.

4
5 4. The board shall:

6 a. Establish the standards required for licensure as a general
7 contractor;

8 b. Review the qualifications of applicants for licensure as a
9 general contractor under this act;

10 c. Ensure the proper conduct and standards of examination;

11 d. Issue and renew licenses to general contractors, pursuant to
12 the provisions of this act;

13 e. Suspend, revoke, or not renew the license of a general
14 contractor, pursuant to the provisions of P.L.1978, c.73 (C.45:1-14
15 et seq.);

16 f. Prescribe or change the charges for examinations, licensures,
17 renewals and other services performed pursuant to P.L.1974, c.46
18 (C.45:1-3.1 et seq.);

19 g. Maintain a record of every general contractor licensed in this
20 State, and the date and number of that license, and publish annually
21 a list of the names and addresses of all licensees; and

22 h. Adopt rules and regulations pursuant to the “Administrative
23 Procedure Act,” P.L.1968, c.410 (C.52:14B-1 et seq.).
24

25 5. No person shall practice, attempt to practice, or ¹~~hold~~
26 ~~himself or herself out as being able~~ indicate an ability¹ to practice
27 general contracting unless that person is licensed in accordance
28 with the provisions of this act.
29

30 6. To be eligible for licensure as a general contractor, an
31 applicant shall fulfill the following requirements:

32 a. Be at least 18 years of age;

33 b. ¹~~Be~~ of good moral character;

34 c. ~~Receive~~ Complete:

35 (1)¹ a ¹~~bachelors~~ program accredited by a regional
36 accreditation agency recognized by the United States Department of
37 Education leading to a¹ degree in ¹construction or¹ project
38 management, with at least 60 credits earned from courses in
39 construction¹, and have two years of field experience under the
40 supervision of:

41 (a) a general contractor; or

42 (b) a general contractor licensed pursuant to this act; or

43 (2) (a) an apprenticeship program in a building or construction
44 trade accredited and approved by the United States Department of
45 Labor; the New Jersey Department of Labor and Workforce
46 Development; or affiliated unions; and

47 (b) four years of field experience under the supervision of either:

- 1 (i) a general contractor; or
2 (ii) a general contractor licensed pursuant to this act¹; and
3 ¹[d.] c.¹ Successfully pass an examination prepared by or
4 approved by the board to determine the applicant's competence to
5 practice general contracting.

6
7 7. a. The examination required by subsection ¹[d.] c.¹ of
8 section 6 of this act shall be held within the State at least ¹[four]
9 two¹ times a year at a time and place to be determined by the board.
10 The board may contract or otherwise arrange for reasonably
11 required physical accommodations and facilities to conduct
12 examinations.

13 b. The board may, by regulation, establish standards and
14 procedures to provide that the examination be offered via the
15 Internet.

16 ¹c. The board shall create a study guide for individuals to
17 consult in preparation for the examination.¹

18
19 8. a. All licenses shall be issued for a ¹[two-year] three-year¹
20 period and shall be renewed upon filing of a renewal application
21 and payment of the corresponding fee.

22 b. Licensure fees shall be determined by the board and
23 established by regulation. Fees shall be established, prescribed to
24 the extent necessary to defray all proper expenses incurred by the
25 board and any staff employed to administer the provisions of this
26 act but shall not be fixed at an amount that will raise revenue in
27 excess of the amount estimated to be so required.

28 c. The board shall promulgate rules and regulations for
29 implementing continuing education requirements as a condition of
30 license renewal, which shall include the subject matter and content
31 of courses of study.

32
33 9. The provisions of section 6 of this act shall not apply to:

34 a. Individuals who have had at least 10 years of experience in
35 general contracting prior to the effective date of this act and who
36 have not declared bankruptcy or ¹[changed the name of a company]
37 altered the name of a business to deceive other parties regarding an
38 interest in or ownership of a previous business¹ during that time;
39 and

40 b. Individuals licensed, certified or registered in the State in a
41 closely allied profession, including, but not limited to,
42 ¹[architecture, professional engineering, home improvement
43 contracting, and home elevation contracting] commercial general
44 contracting¹.

45
46 ¹10. An individual who can demonstrate, in a manner as
47 determined by the board, completion of five years of field

1 experience prior to the effective date of this act and that was
2 performed under the supervision of a general contractor with at
3 least 10 years of experience completed prior to the effective date of
4 this act shall qualify for licensure upon passage of the examination
5 required pursuant to section 6 of this act.¹

6
7 ¹~~10.~~ 11.¹ Every holder of a license issued by the board shall
8 have it available to show to the public at the work site where the
9 holder is providing general contractor services.

10
11 ¹~~11.~~ 12.¹ This act shall take effect on the ¹~~180th~~ 240th¹ day
12 next following enactment.