

**ASSEMBLY, No. 2480**

**STATE OF NEW JERSEY**  
**221st LEGISLATURE**

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

**Sponsored by:**

**Assemblywoman ANNETTE QUIJANO**

**District 20 (Union)**

**SYNOPSIS**

Requires certain local authorities to inspect, maintain, and repair fire hydrants in planned real estate developments.

**CURRENT VERSION OF TEXT**

Introduced Pending Technical Review by Legislative Counsel.



1 AN ACT concerning fire hydrants located on private streets and  
2 supplementing P.L.1957, c.183 (C.40:14B-1 et seq.).

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

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7 1. In the interest of public safety, every municipal authority  
8 created pursuant to P.L.1957, c.183 (C.40:14B-1 et seq.) shall  
9 assume the same responsibility for the inspection, maintenance, and  
10 repair of fire hydrants located on streets and roads in planned real  
11 estate developments within its service borders, regardless of  
12 whether those roads or streets are dedicated to the municipality in  
13 which the planned real estate development is located, as it exercises  
14 over fire hydrants located along public streets and roads. Such a  
15 municipal authority shall inspect, maintain, and repair, fire hydrants  
16 located on streets and roads in planned real estate developments  
17 within its service borders in the same manner and to the same extent  
18 as fire hydrants that are not located in planned real estate  
19 developments are inspected, maintained, and repaired by that  
20 authority.

21 As used in this act, “planned real estate development” means any  
22 real property situated within the State, whether contiguous or not,  
23 which consists of or will consist of, separately owned areas,  
24 irrespective of form, be it lots, parcels, units, or interest, and which  
25 are offered or disposed of pursuant to a common promotional plan,  
26 and providing for common or shared elements or interests in real  
27 property, but shall not include timeshares.

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29 2. This act shall take effect immediately.

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#### STATEMENT

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34 This bill would require, in the interest of public safety, that every  
35 municipal authority created pursuant to the “municipal and county  
36 utilities authorities law,” P.L.1957, c.183 (C.40:14B-1 et seq.) must  
37 assume the same responsibility for the inspection, maintenance, and  
38 repair of fire hydrants located on streets and roads in planned real  
39 estate developments within its service borders, regardless of  
40 whether those roads or streets are dedicated to the municipality in  
41 which the planned real estate development is located, as it exercises  
42 over fire hydrants located along public streets and roads. Under the  
43 provisions of the bill, these authorities must inspect, maintain, and  
44 repair fire hydrants located on streets and roads in planned real  
45 estate developments within their service borders in the same manner  
46 and to the same extent as fire hydrants that are not located in  
47 planned real estate developments are inspected, maintained, and  
48 repaired by that authority.

**A2480 QUIJANO**

1       The bill defines “planned real estate development” as any real  
2 property situated within the State, whether contiguous or not, which  
3 consists of or will consist of, separately owned areas, irrespective of  
4 form, be it lots, parcels, units, or interest, and which are offered or  
5 disposed of pursuant to a common promotional plan, and providing  
6 for common or shared elements or interests in real property, but not  
7 timeshares.

8       The requirements of this bill are intended to ensure fundamental  
9 fairness between these authority customers, regardless of where  
10 they live, and to ensure that all fire hydrants are inspected,  
11 maintained, and repaired, in the same manner so that in case of a  
12 fire, water will be available to fight it from any available fire  
13 hydrant.