

[First Reprint]

SENATE, No. 3121

STATE OF NEW JERSEY

221st LEGISLATURE

INTRODUCED APRIL 15, 2024

Sponsored by:

Senator LINDA R. GREENSTEIN

District 14 (Mercer and Middlesex)

SYNOPSIS

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

CURRENT VERSION OF TEXT

As reported by the Senate Community and Urban Affairs Committee on September 30, 2024, with amendments.



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

3

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

6

7 1. ¹a.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 assume
9 the same responsibility for the inspection, maintenance, ¹**[and]**¹ repair
10 ¹, and cost of operation¹ of fire hydrants located on streets and roads in
11 planned real estate developments within its service borders, regardless
12 of 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. ¹**[Such a]**
15 ¹A¹ municipal authority shall inspect, maintain, ¹**[and]**¹ repair, ¹and
16 pay the cost of operation of¹ fire hydrants located on streets and roads
17 in planned real estate developments within its service borders in the
18 same manner and to the same extent as fire hydrants that are not
19 located in planned real estate developments are inspected, maintained,
20 and repaired by that authority.

21 ¹b.¹ As used in this ¹**[act]** section¹, “planned real estate
22 development” means any real property situated within the State,
23 whether contiguous or not, which consists of or will consist of,
24 separately owned areas, irrespective of form, be it lots, parcels, units,
25 or interest, and which are offered or disposed of pursuant to a common
26 promotional plan, and providing for common or shared elements or
27 interests in real property, but shall not include timeshares.

28

29 2. This act shall take effect immediately.

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:

¹Senate SCU committee amendments adopted September 30, 2024.