



# LEGISLATIVE, LEGAL, REGULATORY ADVOCACY 2022-2023

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NJBA's Government Affairs team is working everyday to save you time and money by playing defense against the multitude of bad legislation and regulations .... During the 2022-2023 Legislative Sessions, we also scored some major victories with the following NJBA initiatives:

- Home Improvement Contractor Licensing - Requires all HIC's to be licensed and complete other state requirements
- Inspection Reform - Empowers municipalities and developers to utilize private inspectors
- Liquor Licensing Reform - Provides more flexibility to obtain liquor licenses
- Electric Vehicle Charging Station Clean Up Law - Clarifies and improves aspects of mandatory charging station law

## REGULATORY ADVOCACY

NJBA advocated for members before the DEP and DCA on a wide range of issues including the Protecting Against Climate Threats rulemaking, Stormwater rules, Planned Real Estate Development and Common Interest Community rules, Public Access, the Site Remediation Reform Act, Brownfields rules, Residential Site Improvement Standards, A-901 program, Coastal Rules, Surface and Ground Water Quality Standards, Inspection Reform rules, NJHMFA rules, the Energy Master Plan, Board of Public Utilities issues and more!

## FUNDS FOR HOUSING

Over the last 2 budget cycles, NJBA was involved in securing over \$600 million in funding for housing including:

- \$100 million to the Affordable Housing Production Fund;
- \$50 million for workforce and transit housing;
- \$25 million for the NJHMFA Capital Improvement Assistance Program;
- \$30 million to create the Resilient Home Construction Pilot Program;
- \$40 million for the Down Payment Assistance Program; and
- \$80 million for the "Urban Preservation Program."



## LEGAL ACTION

- Tennessee Gas Supreme Court Victory - NJBA's Amicus was relied on by the Court to hold that permittees must be named as a party in any appeal challenging that permittee's permit and/or approval.
- Category 1 Waterways Challenge - Following NJBA's comments which resulted in DEP withdrawing C1 designation for 149 miles of waterway, NJBA challenged the rule proposal but unfortunately did not prevail.



## EVERYTHING ELSE WE WORKED ON

NJBA screened over 10,000 pieces of legislation during the 220th Legislative Session while tracking 1,550 bills that had an impact on our members ability to deliver housing. Here are just a few of the additional initiatives NJBA engaged in:



*Stranded Asset Conversions, Accessory Dwelling Units, Parking Reform, Fire Safety & Code Mandates, Climate Change, Energy Efficiency & Green Building Requirements, Plan Review Reform, MLUL Reform, Remediation Process Improvement Initiative & RAP Delays, Dirty-Dirt Law & A-901 Rules, Brownfield Redevelopment Incentive Program, Environmental Justice Rules, MS4 Permits, Surface Water Quality Standards, CAFRA Rules, Hurricane Ida Action Plan, Structural Inspections, Stormwater Guidance, Electronic Permit Processing, Utility & Supply Chain Issues, Prevailing Wage & Labor Issues, PILOTS & Tax Abatements, Lead & Mold Remediation, Urban Enterprise Zones, Landlord & Tenant Issues, Flood Disclosure Law, Safe Drinking Water Act Rules, Tiered Rental Inspections, Appraisals, Lead Based Paint, Insurance Requirements, Housing Trust Funds, Statute of Limitations, Sewer & Water Connection Issues, ASPIRE Program, Consumer Protection Laws, and more!*

## WHAT'S ON THE AGENDA FOR 2024-2025

NJBA played a significant role being at the center of discussions and helping to steer monumental 4th Round Affordable Housing Legislation and complementary package into law (see inset). We are now focused on housing affordability issues including the implementation of the new 4th Round Affordable Housing Law, forthcoming Protecting Against Climate Threats Rulemaking and the new Building Code Inspection Rules.

As always, NJBA will take action on any housing-industry related policy that affects our members but is actively pursuing plan review reform, parking reform, MLUL reform, Utilities issues, development timetables, stranded asset conversions, accessory dwelling units while playing defense against efforts to dilute the new affordable housing law, building electrification and a host of contemplated regulations that would increase the cost of doing business and providing homes in New Jersey.

### AFFORDABLE HOUSING VICTORIES

- P.L.2024, c.2 - 4th Round Legislation
- P.L.2024, c.1 - Allows accelerated depreciation for Affordable projects
- P.L.2024, c.3 - Exempts from sales tax Affordable projects
- P.L.2024, c.6 - Expands PILOTS for Affordable projects

## WE COVER ANY ISSUE AFFECTING HOUSING IN NEW JERSEY



### Land Use

- Affordable Housing
- PILOTS/ Tax Abatements
- State Plan
- Stranded Assets



### Environmental

- Climate Change
- Stormwater
- Flood Hazards
- Site Remediation



### Codes

- Green Building
- Inspections
- Plan Review
- Fire Safety



### Housing Economics

- Workforce/Skilled Labor
- Home Buyer Assistance
- Employment Law
- Taxation



### UTILITIES

- Sewer Service
- Electric
- Infrastructure
- Connection Fees



### Other

- Consumer Protection
- PRED/HOAs
- Healthcare
- & Everything Else

## NJBA UNIT DUES PROGRAM

*New Jersey's building industry is one of the most heavily regulated in the nation and NJBA is the industry's voice before the legislature, state agencies and courts. NJBA's advocacy efforts save you money on every unit you build. Revenue from the unit dues program enables NJBA to represent builders in the legislature, before the courts and in state agencies.*

*NJBA assesses and collects unit dues on homes built, payable upon closing(s) at a rate of \$45 per \$100,000 of sales price. Beginning in 2024, each builder member receives an annual credit of \$3000 towards their payment of unit dues and will only be invoiced for any unit dues owed in excess of \$3000. For example, the sale of a \$500,000 house would result in a one-time dues of \$225. However, the \$3,000 credit means unit dues will not be charged until over 6.7 million in sales have been accrued in a given year. This credit ensures that those with the most to gain from NJBA's advocacy efforts pay an equitable share.*