

COMMUNITY AFFAIRS

DIVISION OF CODES AND STANDARDS

Notice of Readoption

Regulations Governing Rooming and Boarding Houses

Readoption: N.J.A.C. 5:27

Authority: N.J.S.A. 55:13B-4, 6, and 6.1

Authorized By: Jacquelyn A. Suárez, Commissioner, Department of Community Affairs

Effective Date: _____, 2024.

New Expiration Date: _____, 2031.

Take notice that, pursuant to the provisions of Executive Order No. 66 (1978) and N.J.S.A. 52:14B-5.1, the rules at N.J.A.C. 5:27 were scheduled to expire on August 1, 2024. These rules are intended to protect the health, safety, and welfare of residents of rooming and boarding houses. A rooming house is a residential property in which two or more individuals living independently of each other occupy rooming units and do not have their own cooking and sanitary facilities. If the facility provides meals or personal or financial services as a rooming unit, it is a boarding house. (See N.J.S.A. 55:13B-3.a and h, respectively.)

The chapter includes 14 subchapters. Subchapter 1 sets forth the provisions for administration and enforcement, and Subchapter 2 contains definitions. Subchapters 3 and 4 contain provisions regarding rights of residents and general building requirements. Subchapter 5 is reserved, and Subchapters 6 and 7 pertain to security and residents' comfort. Subchapters 8 and 9 set forth the provisions regarding maintenance of records and food and laundry services. Subchapters 10 and 11 provide the regulations concerning other personal services and financial

services. Subchapter 12 contains the standards for fire safety loans, Subchapter 13 is reserved, and Subchapter 14 provides regulations pertaining to carbon monoxide alarms. Note: the comment period for proposed amendments and new rules regarding cooperative sober living residences expired on February 2, 2024 (see 55 N.J.R. 2381(a)).

The Department of Community Affairs has reviewed the rules and has determined that they should be readopted without amendment. The rules are necessary, reasonable, and proper for the purpose for which they were originally promulgated. Therefore, pursuant to N.J.S.A. 52:14B-5.1.c, these rules are readopted and shall continue in effect for a seven-year period.