

COMMUNITY AFFAIRS

DIVISION OF CODES AND STANDARDS

Notice of Readoption

New Jersey State Housing Code

Readoption: N.J.A.C. 5:28

Authority: N.J.S.A. 2A:42-76

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. 5:28 were scheduled to expire on August 9, 2024.

These rules create the standards to guide the public officer, or his or her agents, in determining the fitness of a building for human habitation, use, or occupancy pursuant to N.J.S.A. 2A:42-76.

This rule has two subchapters. Subchapter 1 contains the minimum requirements for the fitness of a building for human habitation, use, and occupancy including water supply, facilities, lighting, heating, ventilation, egress, responsibilities of owners and occupants, garbage storage, and general maintenance requirements. Subchapter 2 and its appendices include the requirements for lead-safe maintenance.

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, these rules are readopted and shall continue in effect for a seven-year period.