

# ASSEMBLY, No. 5492

## STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED MARCH 17, 2021

**Sponsored by:**

**Assemblywoman ANNETTE QUIJANO**

**District 20 (Union)**

**SYNOPSIS**

Requires training of planned real estate development association board members.

**CURRENT VERSION OF TEXT**

As introduced.



1 AN ACT requiring training for board members of associations of  
2 planned real estate developments, and supplementing P.L.1993,  
3 c.30 (C.45:22A-43 et seq.).  
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State  
6 of New Jersey:  
7

8 1. a. The Commissioner of Community Affairs shall establish a  
9 program for the training of planned real estate development  
10 association members who are elected to serve on the executive  
11 boards of associations. At least three hours of training shall be  
12 mandatory on the part of a board member, which shall be completed  
13 no later than 180 days following the beginning of the term of office  
14 of the member. The program shall provide information and  
15 guidance on all of the matters relevant and necessary to most  
16 effectively enable a board member to perform the member's duties,  
17 and shall include good business practices, model record keeping  
18 procedures, legal requirements for boards, the making of a budget  
19 and maintaining reserve accounts, information on various State  
20 entities available to assist the board, and any other information the  
21 commissioner deems relevant. The commissioner shall have the  
22 authority to remove a board member who does not complete the  
23 training required pursuant to this section. The requirements of this  
24 section shall apply to the first term of office of an executive board  
25 member that commences following the effective date of this section.

26 b. The commissioner shall adopt the regulations necessary to  
27 effectuate the provisions of this section pursuant to the  
28 "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et  
29 seq.) on or before the first day of the fifth month next following  
30 enactment of P.L. , c. (C. ) (pending before the Legislature  
31 as this bill).  
32

33 2. This act shall take effect on the first day of the fifth month  
34 next following enactment.  
35

36  
37 STATEMENT  
38

39 This bill would require board members of planned real estate  
40 development associations to engage in a course of training.  
41 Specifically, the bill would require the Commissioner of  
42 Community Affairs to establish a program for the training of  
43 association members, who are elected to serve on the executive  
44 boards of planned real estate development associations. A planned  
45 real estate development is a term defined in the "The Planned Real  
46 Estate Development Full Disclosure Act," P.L.1977, c.419  
47 (C.45:22A-21 et seq.) to encompass communities governed by

A5492 QUIJANO

1 homeowners' associations, condominiums, and cooperative  
2 communities.

3 The bill would require at least three hours of training on the part  
4 of a board member, which would have to be completed no later than  
5 180 days following the beginning of the member's term of office.  
6 The program would provide information and guidance on all of the  
7 matters relevant and necessary to most effectively enable a board  
8 member to perform the member's duties, and would include good  
9 business practices, model record keeping procedures, legal  
10 requirements for boards, the making of a budget and maintaining  
11 reserve accounts, information on various State entities available to  
12 assist the board. The commissioner would have the authority to  
13 remove a board member who does not complete the training  
14 required. These requirements would apply to the first term of office  
15 of an executive board member that commences following the  
16 effective date of the bill.

17 The bill directs the commissioner to adopt the regulations  
18 necessary to effectuate the requirements of the bill on or before the  
19 first day of the fifth month next following enactment. The bill  
20 would take effect on the first day of the fifth month next following  
21 enactment.