

**CHAPTER 26**

**PLANNED REAL ESTATE DEVELOPMENT FULL DISCLOSURE ACT REGULATIONS**

**Authority**

N.J.S.A. 45:22A-35.

**Source and Effective Date**

R.1996 d.94, effective January 24, 1996.  
See: 27 N.J.R. 4478(a), 28 N.J.R. 1226(a).

**Executive Order No. 66(1978) Expiration Date**

Chapter 26, Planned Real Estate Development Full Disclosure Act Regulations, expires on January 24, 2001.

**Chapter Historical Note**

Chapter 26, Planned Real Estate Development Full Disclosure Act Regulations, became effective November 22, 1978 as R.1978 d.403. See: 10 N.J.R. 416(c), 11 N.J.R. 8(a). Amendments became effective November 1, 1979 as R.1979 d.439. See: 11 N.J.R. 497(a), 11 N.J.R. 610(b). Further amendments became effective April 1, 1981 as R.1981 d.70. See: 13 N.J.R. 70(b), 13 N.J.R. 189(c). Further amendments became effective May 7, 1981 as R.1981 d.130. See: 12 N.J.R. 631(b), 13 N.J.R. 259(a). Further amendments became effective October 8, 1981 as R.1981 d.365. See: 13 N.J.R. 474(a), 13 N.J.R. 704(b). Further amendments became effective August 16, 1982 as R.1982 d.260. See: 14 N.J.R. 609(a), 14 N.J.R. 912(a). Further amendments became effective September 6, 1983 as R.1983 d.370. See: 15 N.J.R. 1059(a), 15 N.J.R. 1468(a). Further amendments became effective October 17, 1983 as R.1983 d.446. See: 15 N.J.R. 1055(a), 15 N.J.R. 1758(b). Further amendments became effective December 19, 1983 as R.1983 d.576. See: 15 N.J.R. 1408(a), 15 N.J.R. 2154(a). Further amendments became effective October 1, 1984 as R.1984 d.434. See: 16 N.J.R. 2032(a), 16 N.J.R. 2522(a). Chapter 26 was readopted, pursuant to Executive Order No. 66(1978), effective March 27, 1986 as R.1986 d.129. See: 18 N.J.R. 392(a), 18 N.J.R. 841(a). Chapter 26 was readopted, pursuant to Executive Order No. 66(1978), effective February 7, 1991 as R.1991 d.123. See: 22 N.J.R. 1702(a), 23 N.J.R. 687(c). Pursuant to Executive Order No. 66(1978), Chapter 26 was readopted as R.1996 d.94, effective January 24, 1996. See: Source and Effective Date. See, also section annotations.

**Law Review and Journal Commentaries**

Representing a Purchaser in a Distressed Planned Unit Development. J. David Ramsey, 153 N.J.Law. 34 (Mag.) (May/June 1993).

**CHAPTER TABLE OF CONTENTS**

**SUBCHAPTER 1. GENERAL PROVISIONS**

- 5:26-1.1 Introduction
- 5:26-1.2 Affirmative determination
- 5:26-1.3 Definitions
- 5:26-1.4 Administration

**SUBCHAPTER 2. REGISTRATION**

- 5:26-2.1 Registration required
- 5:26-2.2 Exemptions
- 5:26-2.3 Request for exemptions
- 5:26-2.4 Application for registration; submission and fees
- 5:26-2.5 Notice of filing
- 5:26-2.6 Order of registration
- 5:26-2.7 Notice of correction

- 5:26-2.8 Order of rejection
- 5:26-2.9 Petition for reconsideration
- 5:26-2.10 Automatic registration
- 5:26-2.11 Order of revocation
- 5:26-2.12 Cease and desist orders; injunctions
- 5:26-2.13 Annual report
- 5:26-2.14 Order terminating responsibility
- 5:26-2.15 Registration in this State, other states or with the Federal Government
- 5:26-2.16 Consolidated filing
- 5:26-2.17 P.U.D. and P.U.R.D.

**SUBCHAPTER 3. APPLICATION FOR REGISTRATION**

- 5:26-3.1 Contents of application for registration
- 5:26-3.2 Form of the application for registration
- 5:26-3.3 Amendment of the application for registration
- 5:26-3.4 Review of requests for amendment
- 5:26-3.5 Public inspection of application for registration
- 5:26-3.6 Copies of the application for registration; fee

**SUBCHAPTER 4. PUBLIC OFFERING STATEMENT**

- 5:26-4.1 Public offering statement required
- 5:26-4.2 Contents of public offering statement
- 5:26-4.3 Form
- 5:26-4.4 Filing
- 5:26-4.5 Amendment of the public offering statement
- 5:26-4.6 Review of requests for amendments
- 5:26-4.7 Use of the public offering statement

**SUBCHAPTER 5. ADVERTISING**

- 5:26-5.1 General standards
- 5:26-5.2 Specific standards

**SUBCHAPTER 6. CONTRACTS**

- 5:26-6.1 General standards
- 5:26-6.2 Cancellation
- 5:26-6.3 Notice of cancellation
- 5:26-6.4 Deposits
- 5:26-6.5 Provisions prohibited
- 5:26-6.6 Mandatory provisions

**SUBCHAPTER 7. WARRANTIES**

- 5:26-7.1 Warranty on construction
- 5:26-7.2 Warranty on construction of common facilities
- 5:26-7.3 Warranty as to description
- 5:26-7.4 Nonapplicability

**SUBCHAPTER 8. COMMUNITY ASSOCIATIONS**

- 5:26-8.1 Creation
- 5:26-8.2 Powers and duties
- 5:26-8.3 Executive board
- 5:26-8.4 Administration and control
- 5:26-8.5 Termination of agreements and contracts affecting common elements and facilities
- 5:26-8.6 Assessments for common expenses
- 5:26-8.7 Budgets

**SUBCHAPTER 9. CONVERSIONS**

- 5:26-9.1 Requirements
- 5:26-9.2 Compliance with statutes and rules governing tenant removal and protected tenancy
- 5:26-9.3 Public Offering Statement

**SUBCHAPTER 10. NONBINDING RESERVATION AGREEMENTS**

- 5:26-10.1 Scope

- 5:26-10.2 Application
- 5:26-10.3 Advertising standards
- 5:26-10.4 Approval of advertising
- 5:26-10.5 Reservation form
- 5:26-10.6 Period of effect
- 5:26-10.7 Notice
- 5:26-10.8 Nonbinding reservations

#### SUBCHAPTER 11. ADMINISTRATION AND ENFORCEMENT

- 5:26-11.1 Administration
- 5:26-11.2 Complaints and investigations
- 5:26-11.3 Rights to a hearing
- 5:26-11.4 Application for hearing
- 5:26-11.5 Penalties
- 5:26-11.6 Consent orders
- 5:26-11.7 Applicability
- 5:26-11.8 Construction
- 5:26-11.9 Waiver
- 5:26-11.10 Severability
- 5:26-11.11 (Reserved)

#### APPENDIX: PLANNED REAL ESTATE DEVELOPMENT FULL DISCLOSURE REGULATIONS

#### SUBCHAPTER 1. GENERAL PROVISIONS

##### 5:26-1.1 Introduction

The Planned Real Estate Full Disclosure Act (Chapter 419, P.L. 1977, N.J.S.A. 45:22A-21 et seq.) became effective November 22, 1978. These rules have been adopted to enable the Division of Codes and Standards to implement the Act and to enable owners of property affected to more easily and more fully comply with the requirements of the Act.

Amended by R.1981 d.130 effective May 7, 1981.

See: 12 N.J.R. 631(b), 13 N.J.R. 259(a).

"and Urban Renewal" deleted after "division of Housing".

Amended by R.1984 d.434, effective October 1, 1984.

See: 16 N.J.R. 2032(a), 16 N.J.R. 2522(a).

Amended by R.1996 d.94, effective February 20, 1996.

See: 27 N.J.R. 4478(a), 28 N.J.R. 1226(a).

##### 5:26-1.2 Affirmative determination

(a) The Act provides for the issuance of an order of registration upon an affirmative determination of the Division that:

1. The developer can convey or cause to be conveyed the lots, parcels, units or interests offered for disposition, if the purchaser complies with the terms of the offer; and
2. There is reasonable assurance that all proposed improvements can be completed as represented; and

3. The advertising material and the general promotional plan are not false or misleading and comply with the standards prescribed by the Division in subchapter 5 hereof and afford full and fair disclosure; and

4. The developer, its officers and/or principles have not been convicted of a crime involving any aspect of the real estate sales business in this State, the United States, or any other state or foreign country within the past 10 years; and

5. The developer, its officers and/or principals have not been subject to any permanent injunction or final administrative order restraining a false or misleading plan involving real property disposition, the seriousness of which in the opinion of the Agency warrants the denial of registration; and

6. The public offering statement requirements have been satisfied.

##### 5:26-1.3 Definitions

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise:

"Act" means the Planned Real Estate Development Full Disclosure Act, Chapter 419, P.L. 1977, N.J.S.A. 45:22A-21 et seq., as amended; provided, however, that "act" means the Retirement Community Full Disclosure Act, P.L. 1969, c.215 (N.J.S.A. 45:22A-1 et seq.) when applied to any portion of a retirement community issued a notice of filing or registered pursuant thereto.

"Advertising" means and includes the publication or causing to be published of any information offering for disposition or for the purpose of causing or inducing any other person to purchase an interest in a planned real estate development or retirement community, including the sales contract to be used and any photographs or drawings or artist's representation of physical conditions or facilities on the property existing or to exist by means of any:

1. Newspaper or periodical;
2. Radio or television broadcast;
3. Written, printed or photographic matter;
4. Billboards or signs;
5. Display of model houses or units;
6. Material used in connection with the disposition or offer of the development by radio, television, telephone or any other electronic means; or
7. Material used by developers or their agents to induce prospective purchasers to visit the development, particularly vacation certificates which require the holders of such certificates to attend or submit to a sales presentation by the developer or his agents.

“Advertising” does not mean: Stockholder communication such as annual reports, interim financial reports, proxy materials, registration statements, securities prospectuses, applications for listing securities on stock exchanges, and the like; all communications addressed and relating to the account of any person who has previously executed a contract for the purchase of the developer’s lands, except when directed to the sale of additional lands.

“Agency” means the Division of Codes and Standards of the State Department of Community Affairs.

“Blanket Encumbrance” means a trust deed, mortgage, judgment or other lien or encumbrance including an option or contract to sell or a trust agreement affecting a development or retirement community of more than one lot, parcel, unit or interest therein, but does not include any lien or other encumbrance arising as the result of the imposition of any tax assessment by any public authority.

“Commissioner” means the Commissioner of Community Affairs.

“Common promotional plan” means any offer for the disposition of lots, parcels, interests or units of real property by a person or group of persons acting in concert, where such lots, parcels, units or interests are contiguous, or are known, designated or advertised as a common entity or by a common name.

“Conversion” means any change with respect to a real estate development, subdivision, apartment complex or other entity concerned with the ownership, use or management of real property which would make such entity a planned real estate development or retirement community.

“Director” means the Director, Division of Codes and Standards, Department of Community Affairs.

“Disposition” means any sale, contract, lease, assignment, or other transaction concerning a planned real estate development or retirement community.

“Division” means the Division of Codes and Standards, Department of Community Affairs.

“Interest” means any and all rights to use and enjoy any incident of ownership of any part of a planned real estate development or retirement community, and shall specifically include “time-share estates” as defined herein.

“Material change” means, but is not limited to, any significant change in the size or character of the development or interest being offered or anything having a significant effect on the rights, duties or obligations of the developer or purchaser.

“Nonbinding reservation agreement” means an agreement between the developer and a prospective purchaser which may be cancelled without penalty by either party upon

written notice at any time prior to the formation of a contract for the disposition of any lot, parcel, unit or interest in a planned real estate development or retirement community.

“Offer” means an inducement, solicitation, advertisement, or attempt to encourage a person to acquire a lot, parcel, unit or interest in a planned real estate development or retirement community.

“Person” shall be defined as in R.S. 1:1-2.

“Planned Real Estate Development” or “development” means any real property situated within this State, whether contiguous or not, which consists of or will consist of, separately owned areas, irrespective of form, be it lots, parcels, units or interests, and which are offered or disposed of pursuant to a common promotional plan, and providing for common or shared elements or interests in real property. This definition shall include, but not be limited to “planned unit development” and “planned unit residential development” as defined in the Municipal Land Use Law (N.J.S.A. 40:55D-6).

“Purchaser” or “Owner” means any person or persons who acquire a legal or equitable interest in a lot, parcel, unit or interest in a planned real estate development or retirement community and shall be deemed to include a prospective purchaser or prospective owner.

“Retirement Community” means any land which is divided or proposed to be divided into 10 or more lots, whether contiguous or not, for the purpose of sale or lease as part of a common promotional plan where such is advertised or represented as a retirement community or as a community primarily for retirees or elderly persons or where there is a minimum age limit tending to attract persons who are nearing age of retirement, whether located within this State or without.

“State” means the State of New Jersey.

“Time-Share Estates” means:

1. An “interval estate” meaning a combination of an estate for years in a lot, parcel or unit, during the term of which title rotates among the time-share owners coupled with a vested undivided fee simple interest in the remainder in that unit as established by the declaration or deed creating the interval estate; or
2. A “time-span estate” meaning a combination of an undivided interest in a present estate in fee simple in a lot, parcel or unit established by the declaration or deed creating the time-span estate, coupled with the exclusive right to possession and occupancy of the lot, parcel or unit during a regularly recurring period; or
3. A “vacation license” meaning the exclusive right to possession and occupancy of a lot, unit or parcel during a regularly recurring period.

As amended, R.1979 d.439, eff. November 1, 1979.

See: 11 N.J.R. 497(a), 11 N.J.R. 610(b).

As amended, R.1981 d.130, eff. May 7, 1981.

See: 12 N.J.R. 631(b), 13 N.J.R. 259(a).

"Agency", "director", and "division" amended by deleting "and Urban Renewal" after "Division of Housing".

As amended, R.1984 d.434, eff. October 1, 1984.

See: 16 N.J.R. 2032(a), 16 N.J.R. 2522(a).

Amended definitions of "Agency"; "Director"; "Division".

Amended by R.1989 d.317, effective June 19, 1989.

See: 21 N.J.R. 958(a), 21 N.J.R. 1669(a).

Additional meaning of "Act" added which includes units registered under N.J.S.A. 45:22A-1 et seq. (P.L. 1969, c.215).

Amended by R.1996 d.94, effective February 20, 1996.

See: 27 N.J.R. 4478(a), 28 N.J.R. 1226(a).

#### 5:26-1.4 Administration

The Act shall be administered by the Division of Codes and Standards of the State Department of Community Affairs, through the Bureau of Homeowner Protection. All correspondence and inquiries may be addressed to the Bureau of Homeowner Protection, CN 805, Trenton, New Jersey 08625.

As amended, R.1981 d.130, eff. May 7, 1981.

See: 12 N.J.R. 631(b), 13 N.J.R. 259(a).

"and Urban Renewal" deleted after "Division of Housing".

As amended, R.1984 d.434, eff. October 1, 1984.

See: 16 N.J.R. 2032(a), 16 N.J.R. 2522(a).

Section substantially amended.

Amended by R.1990 d.452, effective September 4, 1990.

See: 22 N.J.R. 1702(a), 22 N.J.R. 2682(b).

Bureau of Construction Code Enforcement changed to Consumer Protection.

Amended by R.1996 d.94, effective February 20, 1996.

See: 27 N.J.R. 4478(a), 28 N.J.R. 1226(a).

## SUBCHAPTER 2. REGISTRATION

### 5:26-2.1 Registration required

Except as otherwise provided in this subchapter, no developer may offer or dispose of any interest in a planned real estate development or retirement community prior to the registration of such planned real estate development or retirement community with the Agency.

### 5:26-2.2 Exemptions

(a) Unless the method of disposition is adopted for purposes of evasion, the provisions of these rules shall not apply to offers or dispositions:

1. By an owner for his or her own account in a single or isolated transaction;
2. Wholly for industrial, commercial, or other non-residential purposes;
3. Pursuant to court order;
4. By the United States, by this State or any of its agencies or political subdivisions;

5. Of real property located without the State;
6. Of cemetery lots or interests;
7. Of less than 100 lots, parcels, units or interests; provided, however, that with respect to condominiums, cooperatives, time-sharing or retirement communities this exemption shall not apply, irrespective of the number of lots, parcels, units or interests offered or disposed of;
8. Of developments where the common elements or interests, which would otherwise subject the offering to the Act, are limited to the provision of unimproved, unencumbered open space;
9. In a development composed wholly of rental units, where the relationship created is one of landlord and tenant;
10. Where the offering is not part of a larger offering and consists of fewer than 10 lots, parcels, units or interests, or where the offering consists entirely of units affordable to persons of low or moderate income, as determined in accordance with the "Fair Housing Act," P.L. 1985, c.222 (N.J.S.A. 52:27D-301 et seq.), and legally restricted to assure continued affordability in accordance with N.J.A.C. 5:14-4, N.J.A.C. 5:80-26, and/or N.J.A.C. 5:92-12, or where the Agency otherwise finds that the enforcement of the Act is not necessary in the public interest or for the protection of purchasers by reason of the small amount of the purchase price, or the limited character of the offering, or the limited nature of the common or shared elements; provided, however, that as a condition of any exemption granted under this paragraph, the developer shall disclose to prospective purchasers, in a format acceptable to the Agency, such information and documentation as the Agency may deem appropriate, including, without limitation, the following:
  - i. The name, address and telephone number of the developer and of any designated agent;
  - ii. The total number of units proposed for the entire development and the scheduled completion dates;
  - iii. The total number of units currently being offered and the date by which the current phase of construction is scheduled to be completed;
  - iv. The types of units being offered (for example, detached homes, townhouses, apartments, non-residential units) and the number of units being offered in each category;
  - v. Whether or not there is a flood hazard zone on or adjacent to the site;
  - vi. Information as to who will control the association and when control by the homeowners will begin;
  - vii. A statement as to who may use common facilities;

3. A narrative description of the development including but not limited to the total number of lots, parcels, units, or interests in the offering, the total number of lots, parcels, units, or interests to be constructed in the entire project, the present and proposed access to the development and the anticipated completion date of the present offering and of the entire development;

4. Relevant community information including but not limited to the existence and location of hospitals, health and recreational facilities, schools, fire and police protection, places of worship, streets, water supplies, levees, drainage control systems, irrigation systems, customary utilities, etc.;

5. A statement of the nature, type and capacity of improvements to be installed by the developer and the estimated date of completion and whether they will be dedicated to the public use. In the event the developer is to construct common recreation or community facilities a statement, together with any plans, of the nature, size, capacity and amenities of such recreational and community facilities such as, but not limited to, air conditioning, furniture, supplies, carpet or drapes, their location within the development and whether or not the use thereof will be limited to owners of the lots, parcels, units or interests, or whether the common recreational or community facilities will be available for use by the general public;

6. A statement of the proposed method of operation and management of the common elements and facilities;

7. The following documents:

i. A statement as to who will control the operation and management of the common elements and facilities and when control will be vested in any association, trust or other entity;

ii. Copies of any actual or proposed management or service contract, lease or agreement affecting the use, maintenance or access of or to any or all of the common elements or facilities;

8. A copy of the proposed budget for the operation and maintenance of the common elements and facilities based on full occupancy, together with the proposed annual assessment and the monthly charges to be assessed to each type of unit. The budget shall specifically state the amount set aside as reserves for the replacement of the common elements and facilities and shall be accompanied by a letter of adequacy certified by an independent public accountant or other independent expert and by a letter of adequacy of the hazard and liability insurance coverage certified by an independent insurance agent or broker;

9. The following documents:

i. A description of any management or service contract, lease or other contract or agreement affecting the use, maintenance or access of or to any or all of the

common elements or community facilities together with a statement as to the effect of each upon the purchaser;

ii. Copies of any management or services contract, lease or agreement affecting the use, maintenance or access of or to any or all of the common elements or facilities;

10. A statement of the relationship, if any, between the developer and the management or servicing agent or firm;

11. A copy of the master deed, declaration of covenants and restrictions and/or any other documents of creation that have been or will be recorded, and the date and book and page thereof;

12. A statement explaining any restrictions on occupancy, the right of alienation and the right of alteration of the lot, parcel, unit or interest;

13. Copies of the instruments that will be delivered to purchasers to evidence their interest in the development;

14. A statement that all monies paid to the developer prior to closing will be held in a separate trust account and the name and location of the institution where the trust account is maintained and the name and address of any trust or escrow agent, until closing or termination of the contract or until a bond or other guarantee acceptable to the Agency is provided. In no event shall the escrow be released before the expiration of the seven-day rescission period;

15. The significant terms of any encumbrances, easements, liens and restrictions, including but not limited to zoning regulations, affecting such lands and each lot, parcel, unit or interest, as well as the use and zoning of adjoining lands;

16. A statement as to whether the property or any portion thereof is regularly or periodically subject to natural forces that would tend to adversely affect the use or enjoyment of the property and whether the property or any portion thereof is located in a Federally designated flood hazard area;

17. A statement as to whether the property or any portion thereof is subject to man made forces that would tend to adversely affect the use or enjoyment of the property such as, but not limited to, the property's proximity to airports or flight paths, railroads, noisy or polluting industrial use or other similar forces;

18. A statement of all existing taxes affecting any lot, parcel, unit or interest, as well as the estimated real estate tax on each lot, parcel, unit or interest, showing the value thereof and the tax ratio and tax rate for the last three years;

19. A statement of all existing or proposed special taxes or assessments of record and who shall be responsible for payment thereof;

20. A statement of the estimated title closing or settlement costs to be paid by the purchaser that are charged by the developer or the agent of the developer;

21. A statement explaining the warranty or guarantee given by the developer and the rights and remedies of the purchaser;

22. A statement, printed in 10-point bold face type or larger, conspicuously located and simply stated, that the purchaser has the right to cancel any contract or agreement for the purchase of any lot, parcel, unit or interest in the development, without cause, by sending or delivering a written notice of cancellation to the developer or the agent of the developer by midnight of the seventh calendar day following the day on which such contract or agreement is executed and that all monies paid will be promptly refunded; and

23. A statement explaining the nature, type and amount of hazard and liability insurance supplied or to be supplied by the developer or association and what the insurance covers, an explanation of the nature and type of hazard and liability insurance recommended to be carried by the owner and a statement of the availability and necessity of flood hazard insurance.

As amended, R.1979 d.439, eff. November 1, 1979.

See: 11 N.J.R. 497(a), 11 N.J.R. 610(b).

As amended, R.1981 d.130, eff. May 7, 1981.

See: 12 N.J.R. 631(b), 13 N.J.R. 259(a).

(a)8, 13, 17 and 25 amended.

As amended, R.1983 d.446, eff. October 17, 1983.

See: 15 N.J.R. 1055(a), 15 N.J.R. 1758(b).

Substantially amended text.

Amended by R.1996 d.94, effective February 20, 1996.

See: 27 N.J.R. 4478(a), 28 N.J.R. 1226(a).

#### Case Notes

Offering statement submitted by developer of cooperative housing corporation was not controlling document to validate transfer fees which were paid to cooperative corporation when shares in cooperatives were transferred; offering statement was obligation of developer, and did not represent any contractual agreement between shareholders and cooperative. *Sulcov v. 2100 Linwood Owners, Inc.*, 303 N.J.Super. 13, 696 A.2d 31 (N.J.Super.A.D. 1997).

Lack of due care is not a defense to statutory action. *Enfield v. FWL, Inc.*, 256 N.J.Super. 502, 607 A.2d 685 (Ch.1991), affirmed 256 N.J.Super. 466, 607 A.2d 666, certification denied 130 N.J. 9, 611 A.2d 648.

#### 5:26-4.3 Form

(a) The public offering statement shall be in the following form:

1. A front cover shall contain the name and address of the developer, the name and location of the planned real estate development or retirement community, the effective date of the offering statement, which shall be the date of registration by the Agency, and shall contain the following statement in 10-point bold face type:

#### NOTICE TO PURCHASERS

THIS PUBLIC OFFERING STATEMENT IS FOR INFORMATIONAL PURPOSES ONLY. PURCHASERS SHOULD ASCERTAIN FOR THEMSELVES THAT THE PROPERTY OFFERED MEETS THEIR PERSONAL REQUIREMENTS. THE NEW JERSEY DIVISION OF HOUSING AND DEVELOPMENT HAS NEITHER APPROVED NOR DISAPPROVED THE MERITS OF THIS OFFERING. BE SURE TO READ CAREFULLY ALL DOCUMENTS BEFORE YOU SIGN THEM.

2. A reasonably detailed table of contents showing the subject matter of the various sections, subsections or documents contained in the public offering statement and the page number on which each appears.

3. As set forth in N.J.A.C. 5:26-4.1(a), with respect to new construction projects. Part I of the Public Offering Statement shall be in narrative form and, in addition to the items set forth in N.J.A.C. 5:26-4.1(a), shall contain an explanation that the documents referred to in Part I will be provided to prospective purchasers at or prior to the time a contract is executed.

4. The public offering statement shall be printed on good quality unglazed white paper no smaller than 8 1/2 × 11 inches nor larger than 8 1/2 × 14 inches. The cover may be of a different color provided the printed material contained thereon shall be legible.

5. No portion of the public offering statement may be underscored, italicized, or printed in larger, heavier or different color type than the remainder of the statement unless required or permitted by the Agency.

As amended, R.1981 d.130, eff. May 7, 1981.

See: 12 N.J.R. 631(b), 13 N.J.R. 259(a).

(a)1: "registration" was "approval".

(a)3: "followed by ... as exhibits" added, "in the order shown therein" deleted.

As amended, R.1983 d.446, eff. October 17, 1983.

See: 15 N.J.R. 1055(a), 15 N.J.R. 1758(b).

In (a), deleted old and added new 3.

As amended, R.1984 d.434, eff. October 1, 1984.

See: 16 N.J.R. 2032(a), 16 N.J.R. 2522(a).

Added "and development."

#### 5:26-4.4 Filing

Two copies of the proposed public offering statement shall be filed with the application for registration and, if the Agency requires revision to the proposed public offering statement, two copies of the revised public offering statement.

As amended, R.1983 d.446, eff. October 17, 1983.

See: 15 N.J.R. 1055(a), 15 N.J.R. 1758(b).

Decreased from three to two copies of statement to be filed.

**5:26-4.5 Amendment of the public offering statement**

(a) Developers shall immediately report to the Agency any material change in the information or documents contained in the public offering statement, with a request for amendments.

(b) No change in the public offering statement given to prospective purchasers shall be made without having been registered with the Agency.

(c) Amendments and corrections to the public offering statement shall be by replacement of the amended or corrected material by paste-over or permanent means.

As amended, R.1981 d.130, eff. May 7, 1981.  
See: 12 N.J.R. 631(b), 13 N.J.R. 259(a).

(b): "having been registered with the Agency" was "the written approval of."

**5:26-4.6 Review of requests for amendments**

The Agency shall process and review requests for amendments of a public offering statement in accordance with the standards and procedures established in this chapter for review of a public offering statement.

**5:26-4.7 Use of the public offering statement**

(a) The public offering statement shall not be used for any promotional purposes before registration of the development and thereafter only if used in its entirety.

(b) No person shall represent or imply that the Agency approves or recommends the planned real estate development or retirement community.



(f) The association, when controlled by the owners, shall not take any action that would be detrimental to the sales of units by the developer and shall continue the same level of maintenance, operation and services as immediately prior to their assumption of controls, until the last unit is sold.

(g) From the time of conveyance of 75 percent of the lots, parcels, units or interests, until the last lot, parcel, unit or interest in the development conveyed in the ordinary course of business the master deed, by-laws or declaration of covenants and restrictions shall not require the affirmative vote of more than 75 percent of the votes to be cast in order to amend the by-laws or rules and regulations.

(h) The developer shall not be permitted to cast any votes allocated to unsold lots, parcels, units or interest in order to amend the master deed, by-laws or any other document for the purpose of changing the permitted use of a lot, parcel, unit or interest, or for the purpose of reducing the common elements or facilities.

Amended by R.1979 d.439, effective November 1, 1979.  
See: 11 N.J.R. 497(a), 11 N.J.R. 610(b).  
Amended by R.1981 d.130, effective May 7, 1981.  
See: 12 N.J.R. 631(b), 13 N.J.R. 259(a).

(h) added.

**Case Notes**

Condominium statute prevailed over any contrary provision in condominium association's master deed or bylaws. *Hill v. Cole*, 248 N.J.Super. 677, 591 A.2d 1036 (A.D.1991).

Where at least 75% of units were sold, statute prevented developer from voting unsold units. *Hill v. Cole*, 248 N.J.Super. 677, 591 A.2d 1036 (A.D.1991).

Failure to amend registration and public offering statement to disclose involvement in litigation warranted imposition of fines against developer. *MGKB Financial Group v. Department of Community Affairs*, 95 N.J.A.R.2d (CAF) 35.

**5:26-8.5 Termination of agreements and contracts affecting common elements and facilities**

Any contract or agreement affecting the use, maintenance, management or access of the common elements and facilities entered into between the developer and itself or a company owned, operated or controlled by the developer or in which it has a financial interest prior to the owners being entitled to elect a majority of the members of the board, shall not be entered into for a period in excess of one year. Such contracts or agreements shall not be renewed for periods in excess of one year and the association may, at the expiration of any one year period, terminate any further renewals or extensions thereof.

**5:26-8.6 Assessments for common expenses**

(a) Until such time as the association shall make an assessment for common expenses, the developer shall pay all of the expenses of the common elements and facilities.

(b) When the association has made a common expense assessment, the assessment shall be assessed against the

units individually owned and under development in proportion to the benefit derived by the unit from the items included in the budget.

**Case Notes**

Condominium developer required to pay replacement reserve component of common expense assessment for unsold units not under construction. *Ocean Club Condominium Ass'n. v. Gardner*, 318 N.J.Super. 237, 723 A.2d 623 (A.D.1998).

Failure to amend registration and public offering statement to disclose involvement in litigation warranted imposition of fines against developer. *MGKB Financial Group v. Department of Community Affairs*, 95 N.J.A.R.2d (CAF) 35.

**5:26-8.7 Budgets**

(a) The association shall, prior to making an annual assessment, prepare and adopt an operating budget which shall provide for any and all common expenses to be incurred during the year as well as adequate reserves for repair and replacement of the common elements and facilities.

(b) No budget prepared by the developer or by the executive board while under the control of the developer shall contain any payment or subsidy by the developer that artificially influences the monthly assessment, unless the details are fully disclosed in the public offering statement to the satisfaction of the Agency.

(c) While the developer maintains a majority of the executive board, the executive board shall have an annual audit of association funds prepared by an independent public accountant, a copy of which shall be delivered to each unit owner within 90 days of the expiration of the fiscal year of the association. The audit shall cover the operating budget and reserve accounts.

(d) Until the expiration of any management contracts entered into while the developer maintains a majority of the executive board, the developer shall insure that a bond, or other guarantee acceptable to the Agency, is posted. For the first year of operation, the bond or other guarantee shall be in an amount equal to the annual budget. For the second year and for succeeding years, the bond or other guarantee shall be in an amount equal to the annual budget plus accumulated reserves. The developer shall provide the agency with such proof of such bond or other guarantee as may be necessary at the time of registration and annually thereafter.

Amended by R.1983 d.576, effective December 19, 1983.  
See: 15 N.J.R. 1408(a), 15 N.J.R. 2154(a).  
Added (c) and (d).

**SUBCHAPTER 9. CONVERSIONS**

**5:26-9.1 Requirements**

(a) In addition to the requirements set forth in N.J.A.C. 5:26-4.2 (Contents of public offering statement), the devel-

oper shall, in the case of conversion from a residential rental or hotel use to a condominium, cooperative, time-sharing venture, or other planned real estate development, include in the public offering statement the following information:

1. The price at which the lot, parcel, unit or interest will be offered;

2. An audited statement of expenses for the property for the past five years or for a shorter period as permitted by the Agency due to extenuating circumstances, certified by an independent public account;

3. An engineering survey, in the form set forth in the appendix, prepared by a licensed professional engineer, which shall include mechanical, structural, electrical and engineering reports to disclose the condition of the building, as well as an energy audit, in a form approved by the Agency, setting forth the energy efficiency of the building.

i. The engineer who prepares the survey shall certify to the Agency whether, in his or her judgment, the building is in compliance with the code standards adopted under the Hotel and Multiple Dwelling Law and set forth at N.J.A.C. 5:10 and with the code standards adopted under the Uniform Fire Safety Act and set forth at N.J.A.C. 5:18, and shall list all outstanding violations then existing in accordance with his or her observation and judgment.

ii. As provided by P.L. 1991, c.509, the engineer shall be immune from tort liability with regard to such certification and list in the same manner, and to the same extent, as if he or she were a public employee protected by the New Jersey Tort Claims Act.

iii. As further provided in P.L. 1991, c.509, in the event of any discrepancy between the engineering survey submitted by the developer and an engineering survey submitted by any tenant(s), the Agency may have another engineering survey done for it at the developer's sole cost and expense.

4. A statement of the effect on prospective owners of the New Jersey Statute Governing Removal of Tenants (N.J.S.A. 2A:18-61.1 et seq.), the Senior Citizens and Disabled Protected Tenancy Act (N.J.S.A. 2A:18-61.22 et seq.) and, if the building is located in Hudson County, the Tenant Protection Act of 1992 (N.J.S.A. 2A:18-61.40 et seq.), and the rules promulgated thereunder at N.J.A.C. 5:24.

Amended by R.1981 d.130, effective May 7, 1981.

See: 12 N.J.R. 631(b), 13 N.J.R. 259(a).

(a)2: "the period if ownership, whichever is less or" deleted after "for the past five years or" and conjunction "and" deleted between (a)2 and (a)3.

Amended by R.1983 d.446, effective October 17, 1983.

See: 15 N.J.R. 1055(a), 15 N.J.R. 1758(b).

In (a)3, added energy audit report to be included.

Amended by R.1992 d.287, effective July 6, 1992.

See: 24 N.J.R. 1453(a), 24 N.J.R. 2429(a).

Engineering survey provisions added at (a)3i-iii; references to statute added at (a)4.

Amended by R.1996 d.94, effective February 20, 1996.

See: 27 N.J.R. 4478(a), 28 N.J.R. 1226(a).

#### Case Notes

Purchaser's lack of due care not defense to statutory action. *Enfield v. FWL, Inc.*, 256 N.J.Super. 502, 607 A.2d 685 (Ch.1991), affirmed 256 N.J.Super. 466, 607 A.2d 666, certification denied 130 N.J. 9, 611 A.2d 648.

Conversion moratorium ordinance invalid as preempted by State legislation. *Plaza Joint Venture v. Atlantic City*, 174 N.J.Super. 231, 416 A.2d 71 (App.Div.1980).

Municipalities cannot regulate conversion of residential rental units into cooperatives and condominiums; preemption doctrine. *Hampshire House Sponsor Corp. v. Fort Lee*, 172 N.J.Super. 426, 412 A.2d 816 (Law Div.1979).

#### 5:26-9.2 Compliance with statutes and rules governing tenant removal and protected tenancy

(a) The developer shall conform to the requirements of the New Jersey Statute Governing Removal of Tenants, P.L. 1974, c.49 and P.L. 1977, c.419 (N.J.S.A. 2A:18-61.1 et seq.) and the rules promulgated thereunder at N.J.A.C. 5:24-1.1 et seq.

(b) The developer shall conform to the requirements set forth in the Senior Citizens and Disabled Protected Tenancy Act, P.L. 1981, c.226 (N.J.S.A. 2A:18-61.22 et seq.) and the rules promulgated thereunder at N.J.A.C. 5:24-2.1 et seq.

(c) If the building is located in Hudson County, the developer shall conform to the requirements of the Tenant Protection Act of 1992, P.L. 1991, c.509 (N.J.S.A. 2A:18-61.40 et seq.) and the rules promulgated thereunder at N.J.A.C. 5:24-3.

Amended by R.1992 d.287, effective July 6, 1992.

See: 24 N.J.R. 1453(a), 24 N.J.R. 2429(a).

References to statutes added.

#### Case Notes

Registration of condominium's public offering statement did not preclude court review. *809-811 Washington Street Associates v. Grego*, 253 N.J.Super. 34, 600 A.2d 1222 (A.D.1992).

Agency approval regarding one statute did not express compliance with different statute. *809-811 Washington Street Associates v. Grego*, 253 N.J.Super. 34, 600 A.2d 1222 (A.D.1992).

Full and complete statutory and regulatory compliance is required for developers of condominiums to convert rental property to condominium ownership. *Market Dundee Corp. v. Jaramillo*, 244 N.J.Super. 385, 582 A.2d 850 (L.1990).

#### 5:26-9.3 Public Offering Statement

(a) Simultaneously with the filing of an application for registration with the Agency, the developer shall serve upon all tenants in the building a copy of the proposed Public Offering Statement and file an affidavit of service with the Agency within 10 days.

1. The proposed Public Offering Statement that is given to the tenants shall contain the following statement on the first page:

THIS IS THE PROPOSED PUBLIC OFFERING STATEMENT SUBMITTED TO THE DIVISION OF HOUSING AND DEVELOPMENT, DEPARTMENT OF COMMUNITY AFFAIRS, IN AN APPLICATION FOR REGISTRATION TO CONVERT THE BUILDING TO A CONDOMINIUM OR COOPER-

ATIVE. THIS STATEMENT IS SUBJECT TO CHANGE. THE DEPARTMENT OF COMMUNITY AFFAIRS WILL ACCEPT WRITTEN COMMENTS CONCERNING THIS STATEMENT FOR A PERIOD OF 45 DAYS. ALL COMMENTS SHOULD BE ADDRESSED TO:

Department of Community Affairs  
 Planned Real Estate Development Section  
 Bureau of Homeowner Protection  
 CN 805  
 Trenton, NJ 08625

THIS DOCUMENT IS NOT THE NOTICE OF INTENTION TO CONVERT AND FULL PLAN OF CONVERSION REQUIRED UNDER THE NEW JERSEY STATUTE GOVERNING REMOVAL OF TENANTS (N.J.S.A. 2A:18-61.1 et seq.).

As amended, R.1983 d.446, eff. October 17, 1983.  
 See: 15 N.J.R. 1055(a), 15 N.J.R. 1758(b).  
 Amended statement.  
 As amended, R.1984 d.434, eff. October 1, 1984.  
 See: 16 N.J.R. 2032(a), 16 N.J.R. 2522(a).  
 Added "and development".  
 Amended by R.1990 d.452, effective September 4, 1990.  
 See: 22 N.J.R. 1702(a), 22 N.J.R. 2682(b).  
 Stylistic changes.

SUBCHAPTER 10. NONBINDING RESERVATION AGREEMENTS

5:26-10.1 Scope

Upon application to and registration by the Agency as provided below, a developer may accept a nominal sum, not to exceed \$2,500, which sum shall be held in trust, as a nonbinding reservation for the purpose of determining the market demand for a planned real estate development or retirement community, and shall not be deemed to be an offer or disposition of an interest therein, provided that the developer shall do so under the terms and conditions contained in this subchapter.

As amended, R.1983 d.446, eff. October 17, 1983.  
 See: 15 N.J.R. 1055(a), 15 N.J.R. 1758(b).  
 Increased sum which developer may accept from \$250.00 to \$2,500.

5:26-10.2 Application

(a) Prior to accepting any nonbinding reservation agreements, the developer shall submit an application to the Agency for registration that contains the following information:

1. The name and address of the developer;
2. The location and description of the lands to be developed;
3. The number and types of lots, parcels, units or interests to be contained in the planned real estate development or retirement community as well as a description of the common elements and facilities;
4. The selling price at which each lot, parcel, unit or interest will be offered, together with a general descrip-

tion of the lot, parcel, unit or interest offered at that price and the estimated monthly assessment;

5. The name and address of the person or firm holding the deposits and the name and location of the banking or similar institution wherein the deposits will be deposited;

6. A statement that no lot, parcel, unit or interest will be sold and that no binding agreement will be offered or accepted thereon until the planned real estate development or retirement community is registered with the Agency according to the provisions of this chapter;

7. A copy of the most recent financial statement of the developer, certified to be true and accurate by an independent public accountant;

8. A copy of all advertising material;

9. A copy of the proposed reservation agreement form;

10. Any other material deemed necessary by the Agency in furtherance of the provisions of this chapter.

(b) The application shall be accompanied by a filing fee in the amount of \$250.00.

As amended, R.1983 d.446, eff. October 17, 1983.  
 See: 15 N.J.R. 1055(a), 15 N.J.R. 1758(b).  
 Added (b).

5:26-10.3 Advertising standards

(a) All advertising material shall conform to the provisions of N.J.A.C. 5:26-5 and in addition shall contain the following:

1. A statement that the purpose of the advertising is to solicit nonbinding reservations;
2. A statement that the nonbinding reservation is not a contract and may be cancelled by the prospective purchaser at any time, without cause;
3. A statement that any money paid to the developer shall be refunded to the prospective purchaser upon request and cancellation of the nonbinding reservation.

5:26-10.4 Approval of advertising

(a) Prior to the developer using any advertising for non-binding reservations, it shall be submitted to the Agency for review, and shall be reviewed by the Agency within 30 days.

(b) Upon the affirmative determination of the Agency that the advertising material meets the requirements of N.J.A.C. 5:26-5 and N.J.A.C. 5:26-10.3, the Agency shall notify the developer of such determination.

**5:26-10.5 Reservation form**

(a) Every developer accepting any nonbinding reservation agreement shall give a reservation form to all prospective purchasers, which shall contain the following items:

1. The name and location of the project;
2. The name and address of the developer;
3. The name and address of the prospective purchaser;
4. A description of the particular lot, parcel, unit or interest reserved;
5. The purchase price and terms;
6. A notice in 10-point bold face type that the nonbinding reservation agreement does not obligate the purchaser in any way, that there is or is not, as the case may be, a guarantee by the developer that the purchase price and terms will not be changed for such period of time as may be specified in the agreement, that there is or is not, as the case may be, a guarantee that the unit, lot, parcel or interest described in the agreement will be built or otherwise made available for purchase by the prospective purchaser, and that he or she may receive a refund of the deposit, upon request, at any time prior to the execution of a contract or agreement of sale;
7. All nonbinding reservation agreements shall be signed by the party reserving the unit and by the developer or the agent of the developer.
8. A statement of the period of time for which the nonbinding reservation agreement is effective.

As amended, R.1981 d.365, eff. October 8, 1981.  
See: 13 N.J.R. 474(a), 13 N.J.R. 704(b).

(a)6: "that there is" . . . "by the prospective purchaser" added.  
Amended by R.1996, d.94, effective February 20, 1996.  
See: 27 N.J.R. 4478(a), 28 N.J.R. 1226(a).

**5:26-10.6 Period of effect**

Unless cancelled by the prospective purchaser, the nonbinding reservation agreement shall be effective for a period of time no less than 15 days or, in the case of a conversion, 90 days after notice to the prospective purchaser that the application for registration and public offering statement have been registered by the Agency as provided in this chapter or until the developer withdraws the proposed planned real estate development or retirement community.

As amended, R.1981 d.130, eff. May 7, 1981.  
See: 12 N.J.R. 631(b), 13 N.J.R. 259(a).

"or, in the case of a conversion, 90 days" added.

**5:26-10.7 Notice**

The developer shall give written notice to the prospective purchaser that the application for registration and public offering statement have been registered by the Agency, enclosing a copy of the public offering statement, and notify the prospective purchaser that he or she must enter into a contract or agreement of sale within a specific period of time, no less than 15 days, or the nonbinding reservation will expire and his or her money will be refunded.

Amended by R.1996 d.94, effective February 20, 1996.  
See: 27 N.J.R. 4478(a), 28 N.J.R. 1226(a).

**5:26-10.8 Nonbinding reservations**

The registration of an application to accept nonbinding reservations shall be valid for a period of four months from registration unless an application for registration pursuant to N.J.A.C. 5:26-3 is submitted during that time, in which event the registration of the application to accept nonbinding reservation shall automatically be extended during the registration period.

R.1981 d.130, eff. May 7, 1981.  
See: 12 N.J.R. 631(b), 13 N.J.R. 259(a).

## SUBCHAPTER 11. ADMINISTRATION AND ENFORCEMENT

**5:26-11.1 Administration**

The Division of Codes and Standards in the Department of Community Affairs shall administer and enforce these rules. Within the Division, responsibility for administration and enforcement of these rules shall be vested in the Bureau of Homeowner Protection. All powers and responsibilities vested in the Director, Division of Codes and Standards, shall be executed by the Chief, Bureau of Homeowner Protection, subject to supervision by the Director and by the Assistant Director for Construction Code Enforcement, with the exception of the power to make rules and the power to make final determinations resulting from any hearing required or permitted pursuant to law.

As amended, R.1983 d.446, eff. October 17, 1983.  
See: 15 N.J.R. 1055(a), 15 N.J.R. 1758(b).

Changed names of Division and Bureau.  
Amended by R.1990 d.452, effective September 4, 1990.  
See: 22 N.J.R. 1702(a), 22 N.J.R. 2682(b).  
Administration clarified.  
Amended by R.1996 d.94, effective February 20, 1996.  
See: 27 N.J.R. 4478(a), 28 N.J.R. 1226(a).

**Case Notes**

The Planned Real Estate Development Full Disclosure Act granted authority to order rescission of condominium contracts which violated Act. *Coastal Group v. Planned Real Estate Development Section, Dept. of Community Affairs*, 267 N.J.Super. 49, 630 A.2d 814 (A.D. 1993).

Department of community affairs had power to order real estate developer to rescind purchase contracts and return purchasers' deposits. *N.J.S.A. 45:22A-22, 45:22A-33, 45:22A-38. Coastal Group v. Plan Real Estate Development Section, Dept. of Community Affairs*, 92 N.J.A.R.2d (CAF) 15.

**5:26-11.2 Complaints and investigations**

Any person may, at any time, file a complaint with the Agency concerning any matter subject to the Act or these rules. Said complaint may be written or oral. Nothing in this section shall prevent the Agency from instituting an investigation on its own initiative.

Amended by R.1996 d.94, effective February 20, 1996.  
See: 27 N.J.R. 4478(a), 28 N.J.R. 1226(a).

**5:26-11.3 Rights to a hearing**

Any developer or applicant for registration aggrieved by a notice or order of the Agency issued under the Act or these rules shall be entitled to a hearing before the Office of Administrative Law in accordance with the Administrative Procedure Act, N.J.S.A. 52:14B-1 et seq. and the Uniform Administrative Procedure Rules, N.J.A.C. 1:1, provided that a written request for such hearing is filed within 10 business days of receipt of the notice or order complained of.

As amended, R.1984 d.434, eff. October 1, 1984.  
See: 16 N.J.R. 2032(a), 16 N.J.R. 2522(a).  
Substantially amended.  
Amended by R.1996 d.94, effective February 20, 1996.  
See: 27 N.J.R. 4478(a), 28 N.J.R. 1226(a).

**5:26-11.4 Application for hearing**

All hearing requests shall be filed with the Hearing Coordinator, Department of Community Affairs, CN 802, Trenton, New Jersey 08625.

Amended by R.1996 d.94, effective February 20, 1996.  
See: 27 N.J.R. 4478(a), 28 N.J.R. 1226(a).

**5:26-11.5 Penalties**

(a) The Commissioner, through the Agency, may levy and collect the penalties set forth in the Act after affording the person allegedly in violation an opportunity for a hearing, in accordance with the Administrative Procedure Act, N.J.S.A. 52:14B-1 et seq., on the alleged violations, and after a final determination that said person is guilty of the violation.

(b) When a penalty so levied has not been satisfied within 30 days, the penalty may be sued for and recovered by and in the name of the Commissioner in a summary manner pursuant to the Penalty Enforcement Law (N.J.S.A. 2A:58-1 et seq.).

(c) The Agency may, in the interest of justice, compromise any civil penalty if in its determination the gravity of the offense or offenses does not warrant the assessment of the full fine.

Amended by R.1990 d.452, effective September 4, 1990.  
See: 22 N.J.R. 1702(a), 22 N.J.R. 2682(b).  
References to the APA and the UAPR added at (a).  
Amended by R.1996 d.94, effective February 20, 1996.  
See: 27 N.J.R. 4478(a), 28 N.J.R. 1226(a).

**Case Notes**

Condominium owner's willful failure to disclose building's deterioration and judgment against it justifies penalties. *Barclay Towers Associates, L.P. v. Community Affairs Department*, 96 N.J.A.R.2d (CAF) 29.

Developer was guilty of two separate violations of the Planned Real Estate Development Full Disclosure Act; separate penalties. N.J.S.A. 45:22A-21 et seq., 45:22A-37, 45:22A-38. *Department of Community Affairs, Div. of Housing & Development v. Atrium Palace Syndicate*, 92 N.J.A.R.2d (CAF) 9.

**5:26-11.6 Consent orders**

The Agency may, in its discretion, enter into any consent order, stipulation or settlement in any matter.

**5:26-11.7 Applicability**

(a) These rules shall be applicable as follows:

1. To any portion of a planned real estate development which did not have on November 22, 1978:

- i. Its building permit or permits; or
- ii. Final municipal approval of its site plan or subdivision plat.

2. To any portion of a planned real estate development, regardless of the issuance of building permits or final municipal approval of its site plan or subdivision plat, that is assessed or taxed as an agricultural or horticultural use pursuant to the "Farmland Assessment Act of 1964", P.L. 1964, c.48 (N.J.S.A. 54:4-23.1 et seq.);

3. To any portion of a retirement community, regardless of the issuance of building permits or approval of site plans or subdivision plats and regardless of whether it has been issued a notice of filing pursuant to the Retirement Community Full Disclosure Act, P.L. 1969, c.215 (N.J.S.A. 45:22A-1 et seq.) or has been registered pursuant thereto.

4. To any portion of a conversion, regardless of the issuance of building permits or approval of site plans or subdivision plats, that offers its first unit for sale after the effective date of the Act;

5. To any conversion in which a unit has been offered on or before the effective date of the Act that has 25 or more units remaining unsold;

6. To any developer, its successors and assigns specifically including, but not limited to, purchasers of the developer or the planned real estate development or retirement community and any person, institution or agency that may acquire title.

As amended, R.1979 d.439, eff. November 1, 1979.  
See: 11 N.J.R. 497(a), 11 N.J.R. 610(b).  
Amended by R.1989 d.317, effective June 19, 1989.  
See: 21 N.J.R. 958(a), 21 N.J.R. 1669(a).  
Provisions added to include units registered under N.J.S.A. 45:22A-1 et seq. (P.L.1969, c.215).

**5:26-11.8 Construction**

These regulations shall be construed liberally to effectuate the purposes of the Act and of these regulations.

As amended, R.1979 d.439, eff. November 1, 1979.  
See: 11 N.J.R. 497(a), 11 N.J.R. 610(b).

**5:26-11.9 Waiver**

The Agency may grant exemptions to this chapter or any part thereof when, in its opinion, the enforcement thereof is unduly burdensome or impractical.

As amended, R.1981 d.130, eff. May 7, 1981.

See: 12 N.J.R. 631(b), 13 N.J.R. 259(a).

Old test concerning "temporary exemption" deleted, and N.J.A.C. 5:26-11.10 concerning "waiver" recodified as N.J.A.C. 5:26-11.9.

#### 5:26-11.10 Severability

If any provision of this chapter or the application thereof to any person or circumstances is held to be invalid, the invalidity shall not affect other provisions or applications of this chapter which can be given effect and to this end the provisions of this chapter are severable.

As amended, R.1981 d.130, eff. May 7, 1981.

See: 12 N.J.R. 631(b), 13 N.J.R. 259(a).

N.J.A.C. 5:26-11.11 concerning "severability" recodified as N.J.A.C. 5:26-11.10.

#### 5:26-11.11 (Reserved)

### APPENDIX

#### PLANNED REAL ESTATE DEVELOPMENT FULL DISCLOSURE REGULATIONS

#### ENGINEERING SURVEY OUTLINE:

(NOTE: The engineering survey shall be in narrative form and include, but not be limited to description and condition of all applicable items in the outline below, in the order listed. The outline is intended as an aid to the inspecting architect or engineer and not as a questionnaire.)

Address

Block Number, Lot Number

Zoning

Year Built

Copy of last inspection report under the Hotel and Multiple Dwelling Law (N.J.S.A. 55:13A-1 et seq.)

Violations outstanding—building, housing, air pollution, fire, other authorities

Alterations—date, number and brief description

Class of Construction (fireproof, non-fireproof, etc.)

#### Site:

Location

Size—dimensions, acreage

Streets—project owned or public

Paving—material

Curbing—material

Sidewalks—material

Drainage

Catch basins—type sewers

Street lighting

Drives—paving, curbing, drainage

Off street parking areas—paving, curbing, drainage

Utilities: give company or municipality furnishing service

Water supply

Sanitary sewers

Gas

Electric

Telephone

Sub-soil conditions including water conditions

Number of buildings and use

Structural System:

Steel or concrete frame

Other—describe

Type of foundations

Exterior of Building:

Walls (describe wall materials on all sides at all levels)

Insulation—"R" number

Window (types and materials) in all parts of building

Sills

Grilles

Stormsash

Screens

Hardware

Single or double glazing

Caulking

Parapets and copings—materials

Chimneys and caps: number and materials for each

Boilers

Incinerators

Fireplaces

Other

Balconies and Terraces:

Deck finish

Balustrade (type and material)

Copings

Railings

Soffit

Doors to balcony—type and material

Tenant entrances:

Marquees

Canopy

Exterior doors

Vestibule doors

Exterior stairs

Railings