

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. 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).

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Skylights

Bulkheads—wall materials

- Stair
- Elevator
- Other

Water tank enclosure (if any)

Metal work at roof levels:

- Exterior metal stairs
- Ladders
- Railings
- Other

Fire Escapes:

- Number
- Type
- Material

Yards and Courts:

- Paving
- Drainage
- Railings
- Stairs
- Fencing or walls
- Other

Interior Stairs:

- Number of stairs of each type
- Enclosure—construction and interior finishes
- Stair construction
- Treads and risers—materials
- Railings

Elevators:

- Number of passenger and service elevators
- Manufacturer
- Age
- Type of operation and speed (ft. per minute):
  - Manual
  - Automatic (type controls)
  - Doors (sliding, swinging, manual, automatic)
  - Date and description of improvements
  - Location of machine rooms
  - Type of machine and input power
    - DC to motor
    - AC to motor
- Description of cabs
  - Floor
  - Walls

Ceiling

Date of last inspection (e.g. government, maintenance contract, etc.)

Laundry Rooms:

- Location and number of rooms
- Washers—number
- Dryers—number
- Laundry trays—number
- Room ventilation
- Dryer ventilation
- Operation (co-op owned, common element or concession)

Refuse Disposal:

- Method of disposal
- Number of incinerators or compaction units
  - Approval by authority having jurisdiction
- Storage location
- Pick-up schedule
- Public or contract collection

Plumbing and Drainage:

- Water supply
  - Source or company—approvals as required
  - Meters—individual or common charges
  - Piping—materials, age, condition, insulation
    - (Date and description of replacement or major improvements)
  - Describe system, pumps, storage
  - Fire protection system—standpipes, hoses, sprinklers, siamese connections
- Water storage tanks
  - Number
  - Material
  - Location
  - Capacity—fire reserve
- Water pressure
- Sanitary sewage system
  - Piping—age and materials
  - Sewage pumps (if any)
  - Sewage disposal—public, private, treatment, drainfield, sewer
- Storm Drainage System
  - Piping—age and materials
  - Pumps (if any)
  - Method of disposal

Heating:

- Method
- Number of boilers
- Fuel

Manufacturer of boilers, age and date of installation  
 Manufacturer of burners, age and date of installation  
 Date of boiler inspection  
 Capacity of oil tank  
 Location of oil tank  
 Date and description of major changes or improvements to system  
 Type of controls  
 Description of radiators, piping, insulation, valves, pumps, etc.  
 Method of heating and distributing domestic hot water

**Ventilation:**

System—describe  
 (Include windowless areas, halls, garages, laundries, kitchens, baths)  
 Air Conditioning:  
 Type system—central system or individual units  
 Window unit ownership—tenant, common element or co-op  
 Water tower, air-cooled condensers—location

**Gas Supply:**

Type—bottled or main service  
 Meters—individual or common  
 Piping—material, condition

**Pest Control:**

Need and frequency of service

**Electrical:**

Date of installation  
 Improvements—date and complete description  
 Meters—common or individual  
 Service entrance equipment including:  
 Voltage and current ratings  
 Phases

Ratings of main fuses, distribution breakers or fuses to apartments

**Adequacy of:**

Service (average number circuits per apartment and capacities)

Lighting and fixtures

Convenience outlets; appliance outlets (average number per room including air-conditioner outlets)

Intercommunication system and door signal system

Switchboard

**Television reception facilities:**

Master antenna—apartment outlet distribution

Cable t.v.

Antenna by tenants

Security t.v.

Number cameras, monitors

**Description and adequacy of lighting:**

Entrance

Halls and stairs

Yard

Site

**Garages and Parking Areas:**

Location

Number of parking spaces and how allocated

Type of parking (attended?)

Ventilation—method

Fire protection

Drains

**Recreation Facilities:**

Swimming pool—approval by authorities

**Replacement Cost:**

A good faith estimate of the replacement cost of major structural components, such as but not limited to heating and air conditioning systems, plumbing system and roof.