

Community Trends



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LEGISLATIVE UPDATE

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LEGISLATIVE ACTION COMMITTEE CHAIR

In mid-December, we met with Assemblywoman Annette Quijano, who is the Sponsor of the Board Member Training (A2449) and Manager Licensing (A2550) Bills. At the meeting, it was agreed that we would work with her to get Board Member Training passed first, and then, at some point in the future, work would be done on Manager Licensing. Both of the Quijano bills as drafted are objectionable to the New Jersey Legislative Action Committee (NJLAC) as they simply instruct the Department of Community Affairs to come up with Board Member Training and Manager Licensing Programs.

However, the Chair of the Assembly Housing Committee, Assemblywoman Yvonne Lopez, decided to move the Manager Licensing bill out of committee on her own initiative. Fortunately, LAC Vice-Chair Ed San George, PCAM was able to attend and give testimony on short notice. Ed's testimony was clear in noting the need for a more comprehensive bill that sets forth appropriate licensing structures and protects the interests and rights of existing managers to continue in their chosen field.

Since that testimony, we have been working hard in crafting a bill, which, in large part, is modeled on the 2012 manager licensing legislation that passed both chambers but was vetoed by Governor Christie. We have taken into account comments from CAI National's Public Policy Team and our manager LAC members, and are optimistic that we will have a comprehensive and fair Manager Licensing Bill substituted in for the current A2550.

One of the key features of our proposed substitute bill is language that would permit current managers with PCAM, AMS, CMCA, ARM, or CPM designations to obtain a license without the need for additional training or test taking.

We are also hoping to have the Legislature accept some of our proposed language that would make CAI manager training programs foundational to manager licensing in New Jersey.

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With regard to board member training, our substitute bill in that regard sets forth a regime where a newly elected director would be required to undergo 3 hours of board member training offered by an organization like CAI in various subject matter areas, including budgeting, reserves, governance, and legal requirements. The training could be offered in various formats, such as in-person, online, etc.

Therefore, as we embark on 2025, the LAC is excited to craft model legislation regarding board member training and manager licensing, while continuing to preserve our industry leading structural integrity and reserve funding law from last session. ■