

# Community Trends



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## LEGISLATIVE UPDATE

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LEGISLATIVE ACTION COMMITTEE CHAIR

We are pleased to inform you that our “Lunch with LAC” event on February 4, 2024, was very successful, and we were able to raise significant funds due to our generous sponsors and the packed house. At that event, Greg Vinogradsky, Esq., EBP, Steven Mlenak, Esq., John Reichart, CMCA, AMS, Ed San George, PCAM and I provided updates on Structural Integrity and Reserve Funding, Manager Licensing, Board Member Training, and other hot topics, and I thank them for their participation. We are in the process of arranging for a legislative update event in North Jersey, so be on the lookout.

### A few bullet points for you to be aware of:

- We continue our efforts to protect the structural integrity and reserve funding bill from various legislative challenges and have been conducting an enormous amount of both educational outreach to those in the industry and constituent outreach to those impacted by the law who have lodged complaints with their legislators. Hopefully, these efforts will be successful in tamping down some of the legislator’s concerns about the bill based on complaints arising out of a few communities.
- We have submitted alternative language for manager licensing and board member training to Assemblywoman Quijano and eagerly await her feedback on same.
- There is an upcoming deadline of April 15, 2025, when new mulch regulations will come into effect. These regulations require that combustible mulch be at least 18 inches away from combustible building materials. However, please note that it is our understanding that

these regulations do not apply to single family homes and what are referred to as “single-family attached” homes, generally meaning townhomes. However, THIS IS NOT LEGAL ADVICE! If your community has combustible mulch, you should speak with your local fire official, the Department of Community Affairs, and your association counsel to determine whether these regulations apply to your community.

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- There has been significant movement on various pieces of legislation regarding Accessory Dwelling Units. These laws are intended to increase housing supplies by making it easier for owners to construct additional dwelling areas on their property. We have submitted comments indicating the urgent need to take into account the particular interests of community associations.
- We are giving significant consideration to A3538, a bill concerning creating a homestead and bank account exemption to protect certain real and personal property of debtors. Our goal is to seek certain amendments to this law to protect the rights of associations to collect their fees. ■