



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
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Governor

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

BUREAU OF HOMEOWNER PROTECTION

NEW HOME WARRANTY PROGRAM

COVID-19 DIRECTIVE DATED March 26, 2020

TO: All New Jersey Municipalities and Registered New Home Builders pursuant to The New Home Warranty and Builders' Registration Act (NJSA 46:3B-1et seq) and "Regulations Governing New Home Warranties and Builders' Registration" N.J.A.C. 5:25-1.1, who are enrolled in the New Jersey New Home Warranty Program.

DUE TO THE COVID-19 WORKPLACE RESTRICTIONS, THE NEW HOME WARRANTY PROGRAM IS CURRENTLY NOT PROCESSING NEW HOME WARRANTY APPLICATIONS. UNTIL FURTHER NOTICE, PLEASE BE ADVISED AS FOLLOWS.

NOTE: THIS DIRECTIVE ONLY APPLIES TO REGISTERED NEW HOME BUILDERS ENROLLED IN THE NEW JERSEY STATE WARRANTY PLAN. ALL BUILDERS ENROLLED IN AN APPROVED PRIVATE WARRANTY PLAN MUST CONTINUE TO APPLY FOR AND OBTAIN THE NEW HOME WARRANTY FROM THEIR PRIVATE PLAN PROVIDER AND PRESENT SAME TO THE MUNICIPALITY FOR THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS WELL AS THE PURCHASER AT THE TIME OF CLOSING, OR HOMEOWNER IN THE CASE OF NEW HOMES BEING BUILT ON THE OWNERS LAND.

- 1. ALL NEW JERSEY MUNICIPALITIES ARE AUTHORIZED TO ISSUE CERTIFICATES OF OCCUPANCY FOR NEW HOMES WITHOUT THE REQUIRED NEW HOME WARRANTY, PROVIDED THAT THE REGISTERED NEW HOME BUILDER PROVIDES THE MUNICIPALITY WITH THE FULLY EXECUTED NEW HOME BUILDER CERTIFICATION MADE PURSUANT TO THIS NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, BUREAU OF HOMEOWNER PROTECTION, NEW HOME WARRANTY PROGRAM COVID-19 DIRECTIVE. (Note: Do NOT issue or designate the occupancy certificate as "Temporary" for occupancy certificates issued pursuant to this directive.)**

State of NJ, Bureau of Homeowner Protection, P. O. Box 805, Trenton, NJ 08625-0805 (Mail)
101 South Broad Street, 3rd Floor, Trenton, NJ 08608 (Delivery)
Phone: (609) 984-7905
Fax: (609) 292-2839

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2. ALL MUNICIPALITIES WHO ISSUE CERTIFICATES OF OCCUPANCY FOR NEW HOMES PURSUANT TO THIS DIRECTIVE SHALL EMAIL A COPY OF THE CERTIFICATE OF OCCUPANCY AND THE AFOREMENTIONED NEW HOME BUILDER CERTIFICATION TO Jim.Fahy@dca.nj.gov. This will help the New Home Warranty Program ensure that all new home purchasers receive the required new home warranty.
3. ALL REGISTERED NEW HOME BUILDERS WHO RECEIVE A CERTIFICATE OF OCCUPANCY PURSUANT TO THIS DIRECTIVE SHALL, AT THE TIME OF CLOSING, EMAIL A COPY OF THE AFOREMENTIONED NEW HOME BUILDER CERTIFICATION AND PAGE 1 OF THE HUD-1 SETTLEMENT STATEMENT TO Jim.Fahy@dca.nj.gov. This will help the New Home Warranty Program ensure that all new home purchasers receive the required new home warranty.
4. AT THE TIME OF CLOSING, THE REGISTERED NEW HOME BUILDER SHALL PROVIDE TO THE PURCHASERS OF THE NEW HOME A COPY OF THE NEW HOME BUILDER CERTIFICATION AND THIS DIRECTIVE.
5. NEW HOME WARRANTY COMMENCEMENT DATES SHALL REMAIN IN ACCORDANCE WITH N.J.C.A 5:25-3.1., NAMELY, PURCHASERS OF NEW HOMES SHALL BE ADVISED THAT THE COMMENCEMENT DATE FOR THE WARRANTY COVERAGE SHALL BE THE DATE OF THE CLOSING. IN THE CASE OF NEW HOMES BEING BUILT ON AN OWNERS LAND, THE DATE OF THE WARRANTY COMMENCEMENT DATE SHALL BE THE DATE OF THE CERTIFICATE OF OCCUPANCY.
6. PURCHASERS OF NEW HOMES WHO DID NOT RECEIVE THE NEW HOME WARRANTY AT THE TIME OF CLOSING PURSUANT TO THIS DIRECTIVE, AND WHO DO NOT RECEIVE THE NEW HOME WARRANTY ON OR BEFORE SEPTEMBER 26, 2020, SHOULD CONTACT THE DEPARTMENT OF COMMUNITY AFFAIRS, BUREAU OF HOMEOWNER PROTECTION, NEW HOME WARRANTY PROGRAM BY CALLING 609-984-7908.
7. IMMEDIATE QUESTIONS OR CONCERNS REGARDING THIS DIRECTIVE SHOULD BE FORWARDED TO JIM FAHY, Chief of the Bureau of Homeowner Protection at: 609-984-7905 or Jim.Fahy@dca.nj.gov .