

ASSEMBLY, No. 3899

STATE OF NEW JERSEY

222nd LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2026 SESSION

Sponsored by:

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SYNOPSIS

"General Contractor Licensing Act;" provides for licensure of general contractors.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



1 AN ACT providing for the licensure of general contractors and
2 supplementing Title 45 of the Revised Statutes.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

6

7 1. This act shall be known and may be cited as the “General
8 Contractor Licensing Act.”

9

10 2. As used in this act:

11 “Board” means the New Jersey State Board of General
12 Contractors.

13 “General contractor” means an individual or business that shall
14 be or can be classified in trade 006, 007, 008, or 009 by the
15 Division of Property Management and Construction in the New
16 Jersey Department of the Treasury.

17

18 3. There is created within the Division of Consumer Affairs in
19 the Department of Law and Public Safety the New Jersey State
20 Board of General Contractors. The board shall consist of nine
21 members who are residents of the State, two of whom shall be
22 public members appointed by the Governor pursuant to subsection
23 b. of section 2 of P.L.1971, c.60 (C.45:1-2.2) and one of whom
24 shall be designated by the Governor to represent the Executive
25 Branch pursuant to subsection c. of section 2 of P.L.1971, c.60
26 (C.45:1-2.2). Each of the remaining six members shall be appointed
27 by the Governor, with the advice and consent of the Senate, and
28 shall be residents of New Jersey who have practiced general
29 contracting for at least 10 years immediately preceding their
30 appointments. Of the members first appointed, other than the
31 member representing the Executive Branch, four shall serve for a
32 term of three years, three shall serve for a term of two years, and
33 one shall serve for a term of one year. Thereafter, all members shall
34 serve for a term of three years, and no member, other than the
35 member representing the Executive Branch serving ex officio, shall
36 serve for more than three consecutive terms.

37

38 4. The board shall:

39 a. Establish the standards required for licensure as a general
40 contractor;

41 b. Review the qualifications of applicants for licensure as a
42 general contractor under this act;

43 c. Ensure the proper conduct and standards of examination;

44 d. Issue and renew licenses to general contractors, pursuant to
45 the provisions of this act;

46 e. Suspend, revoke, or not renew the license of a general
47 contractor, pursuant to the provisions of P.L.1978, c.73 (C.45:1-14
48 et seq.);

- 1 f. Prescribe or change the charges for examinations, licensures,
2 renewals and other services performed pursuant to P.L.1974, c.46
3 (C.45:1-3.1 et seq.);
- 4 g. Maintain a record of every general contractor licensed in this
5 State, and the date and number of that license, and publish annually
6 a list of the names and addresses of all licensees; and
- 7 h. Adopt rules and regulations pursuant to the "Administrative
8 Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.).
9
- 10 5. No person shall practice, attempt to practice, or indicate an
11 ability to practice general contracting unless that person is licensed
12 in accordance with the provisions of this act.
13
- 14 6. To be eligible for licensure as a general contractor, an
15 applicant shall fulfill the following requirements:
- 16 a. Be at least 18 years of age;
- 17 b. Complete:
- 18 (1) a program accredited by a regional accreditation agency
19 recognized by the United States Department of Education leading to
20 a degree in construction or project management, with at least 60
21 credits earned from courses in construction, and have two years of
22 field experience under the supervision of:
- 23 (a) a general contractor; or
24 (b) a general contractor licensed pursuant to this act; or
- 25 (2) (a) an apprenticeship program in a building or construction
26 trade accredited and approved by the United States Department of
27 Labor; the New Jersey Department of Labor and Workforce
28 Development; or affiliated unions; and
29 (b) four years of field experience under the supervision of either:
- 30 (i) a general contractor; or
31 (ii) a general contractor licensed pursuant to this act; and
- 32 c. Successfully pass an examination prepared by or approved
33 by the board to determine the applicant's competence to practice
34 general contracting.
35
- 36 7. a. The examination required by subsection c. of section 6 of
37 this act shall be held within the State at least two times a year at a
38 time and place to be determined by the board. The board may
39 contract or otherwise arrange for reasonably required physical
40 accommodations and facilities to conduct examinations.
- 41 b. The board may, by regulation, establish standards and
42 procedures to provide that the examination be offered via the
43 Internet.
- 44 c. The board shall create a study guide for individuals to
45 consult in preparation for the examination.

1 8. a. All licenses shall be issued for a three-year period and
2 shall be renewed upon filing of a renewal application and payment
3 of the corresponding fee.

4 b. Licensure fees shall be determined by the board and
5 established by regulation. Fees shall be established, prescribed to
6 the extent necessary to defray all proper expenses incurred by the
7 board and any staff employed to administer the provisions of this
8 act but shall not be fixed at an amount that will raise revenue in
9 excess of the amount estimated to be so required.

10 c. The board shall promulgate rules and regulations for
11 implementing continuing education requirements as a condition of
12 license renewal, which shall include the subject matter and content
13 of courses of study.

14

15 9. The provisions of section 6 of this act shall not apply to:

16 a. Individuals who have had at least 10 years of experience in
17 general contracting prior to the effective date of this act and who
18 have not declared bankruptcy or altered the name of a business to
19 deceive other parties regarding an interest in or ownership of a
20 previous business during that time; and

21 b. Individuals licensed, certified or registered in the State in a
22 closely allied profession, including, but not limited to, commercial
23 general contracting.

24

25 10. An individual who can demonstrate, in a manner as
26 determined by the board, completion of five years of field
27 experience prior to the effective date of this act and that was
28 performed under the supervision of a general contractor with at
29 least 10 years of experience completed prior to the effective date of
30 this act shall qualify for licensure upon passage of the examination
31 required pursuant to section 6 of this act.

32

33 11. Every holder of a license issued by the board shall have it
34 available to show to the public at the work site where the holder is
35 providing general contractor services.

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37 12. This act shall take effect on the 240th day next following
38 enactment.

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STATEMENT

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43 This bill establishes the New Jersey State Board of General
44 Contractors to regulate the general contracting profession by
45 requiring licensure by the board. "General contractor" is defined in
46 the bill to mean an individual or business that is to be or can be
47 classified in trade 006, 007, 008, or 009 by the Division of Property
48 Management and Construction in the New Jersey Department of the

1 Treasury. The board would consist of nine members, six of whom
2 are required to have been practicing general contracting in the State
3 for at least 10 years. The board is to: establish the standards
4 required for licensure; review the qualifications of individuals who
5 apply for licensure; ensure the proper conduct and standards of
6 examination; renew, suspend, or revoke licenses; prescribe or
7 change fees for examination or licensure; and maintain a record of
8 all licensed general contractors. No person may hold themselves
9 out as a general contractor without being licensed.

10 Under the bill, to be eligible as a general contractor, a person is
11 required to: (1) be at least 18 years of age; (2) have completed a
12 program accredited by a regional accreditation agency recognized
13 by the United States Department of Education leading to a degree in
14 construction or project management or an apprenticeship program
15 in a building or construction trade accredited and approved by the
16 United States Department of Labor, the New Jersey Department of
17 Labor and Workforce Development, or affiliated unions; (3) possess
18 certain field experience; and (4) have successfully passed an
19 examination in general contracting prepared by or approved by the
20 board. The examination is to be held in the State at least two times
21 a year at a time and place determined by the board. The board may
22 also arrange for reasonably required physical accommodations and
23 facilities to conduct examinations. The board is also permitted to
24 establish standards and procedures to provide that the examination
25 be offered via the Internet. Additionally, a study guide for the
26 examination is to be created by the board.

27 Individuals who have at least 10 years of experience performing
28 general contracting services prior to the effective date of this bill
29 and who, during that time, have not declared bankruptcy or altered
30 the name of a business to deceive other parties regarding an interest
31 in or ownership of a previous business, are exempt from these
32 education and examination requirements, as are individuals with a
33 license, certification, or registration issued by the State in a closely
34 allied profession, which includes commercial general contracting.
35 Additionally, individuals who can demonstrate, in a manner as
36 determined by the board, completion of three years of field
37 experience prior to the effective date of the bill and that was
38 performed under the supervision of a general contractor with at
39 least 10 years of experience completed prior to the effective date of
40 the bill will also qualify for licensure upon passage of the
41 examination required of the bill.

42 Licenses issued by the board are to be renewed every three years.
43 Fees for licensure are to be determined by the board and established
44 by regulation. The board is required to promulgate rules and
45 regulations for implementing continuing education requirements as
46 a condition of licensure renewal, which are to include the subject
47 matter and content of courses of study. Once a license is issued, the

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- 1 licensee is to have the license readily available at the work site
- 2 where general contracting services are being performed.