

Affordable Housing Legislation – Important Dates

- **October 20, 2024** - Department of Community Affairs (DCA) must calculate regional need and municipal present and prospective affordable housing obligations in accordance with formulas established in the bill and prepare a report to the Governor and Legislature.
- **January 31, 2025** - With consideration for these calculations, the municipality must adopt its obligation by a binding resolution in order to be protected from an exclusionary zoning lawsuit. Upon adoption of the resolution, the municipality is required to file an action regarding the resolution with the Affordable Housing Dispute Resolution Program (AHDRP) and publish the resolution of the borough website.
- **February 28, 2025** - Deadline to challenge the determined obligation. If a challenge is filed with AHDRP on or before the date February 28, 2025 then the program must facilitate a resolution prior to April 1, 2025. Absent a challenge the obligation has a presumption of validity.
- **April 1, 2025** - If a municipality meets the January 31st deadline, then the fourth-round obligation would be established. ADHRP required to provide a decision pertaining to all filed challenges
- **June 30, 2025** - Municipality must prepare and adopt a Housing Element and Fair Share Plan (HEFSP) as well as draft ordinances and resolutions addressing its plan to encompass and meet its obligation in advance of the fourth round. Failure to meet this deadline results in loss of immunity from builder's remedy lawsuits. The municipality shall submit its adopted HEFSP within 48 hours.
- **August 31, 2025** - An interested party can initiate a challenge to a HEFSP if submitted to AHDRP on or before August 31, 2025. If the challenge is unsuccessful the municipality will be issued a Compliance Certification. ADHRP would communicate with the municipality until December 31, 2025 to respond or provide an explanation why it will not make all or the request changes, or both.