



NJ Legionnaires' disease law fact sheet

For building/facility owners and operators

About the new law (P.L. 2024, c. 66.)

This new law passed by the State of New Jersey aims to address rising cases of Legionnaires' disease in the state.

Objectives of the law (P.L. 2024, c. 66.)

Requires DEP, DOH, owners or operators of certain buildings or facilities, and owners or operators of certain public community water systems to take certain actions to prevent and control cases of Legionnaires' disease.

Effective date

September 12, 2024

Who is affected

Owners or operators of certain buildings or facilities.

Drinking water utilities (refers to public community water systems with more than 100 service connections).



What is new:

Water management programs:

The law requires owners and operators of specified buildings to implement water management programs in line with DOH recommendations, and ASHRAE 188 standard.

Target organism: ALL sampling and testing shall include but is not limited to testing for *Legionella pneumophila*.

Guidelines: Sampling and testing should be in line with DOH rules, regulations, and best practices, and ASHRAE 188 or comparable national standards.

Public notice: Persons implementing a water management program are required to notify the public.

Penalties: Building operators are liable for escalating fines for compliance failures leading to death or harm from *Legionella*.

Implementation timeline:

Owners or operators of specified buildings are required to implement a water management program within 27 months of the law taking effect.

Buildings and facilities covered:

Buildings containing a whirlpool, spa, pool, cooling tower, evaporative condenser, fountains, non-potable systems, etc.

Residential high-rises with six or more floors*

Buildings with 25 or more transient units, including hotels and motels*

Buildings with 25 or more housing units for seniors or the disabled*

Correctional facilities*

Hospitals

Healthcare-associated facilities (i.e., nursing homes, assisted living, residential healthcare, etc.)

Any building or facility determined by DOH or a local health officer to be associated with an outbreak of Legionnaires' disease.

*with centralized water-heater systems.

Note: Refer to text of P.L. 2024, c.55. for additional details.

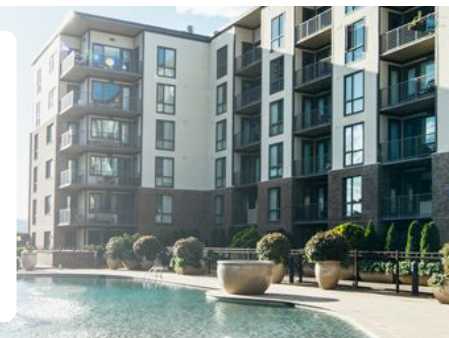


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For drinking water utilities



What is new:

Public community water systems are required to maintain throughout their active system either a minimum detectable disinfectant residual of 0.3 mg/L of free chlorine or 1.0 mg/L of monochloramine.

Drinking water utilities must implement a distribution system management plan and submit an annual certification to the Department of Environmental Protection (DEP).

Drinking water utilities will be required to notify customers in times of increased *Legionella* exposure risk.

Penalties will be assessed for failing to maintain minimum disinfectant residual and other violations.

Implementation timeline:

Within 6 months of DEP developing and publishing best practices, drinking water utilities must implement a distribution system management plan in accordance with DEP best practices and submit an annual certification to DEP.

DEP and DOH roles:

By September 2025, DEP and DOH will develop and publish on their websites best management practices for water systems and water management programs, respectively, to discourage *Legionella* growth and distribution.

Best practices for distribution systems will include but not be limited to identifying aging infrastructure, types of disruption, flushing details, disinfectant maintenance, areas of low water usage, **monitoring and testing**, and water age management.

DOH or local health official will conduct an epidemiological investigation of each reported diagnosis of Legionnaires' disease.

DOH and DEP will develop a public awareness campaign.

Note: Refer to text of P.L. 2024, c.55. for additional details.



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