

## NJDEP Proposes One-Year Extension of REAL Rule Legacy Provisions to Enable Stakeholder Review

June 2026

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### WHAT YOU NEED TO KNOW

*The New Jersey Department of Environmental Protection (NJDEP) has proposed a one-year extension of the legacy provisions under the Resilient Environment and Landscapes (REAL) rule. The proposal is expected to be published in the New Jersey Register on June 1 and would extend the applicability of pre-REAL regulations for certain projects through **July 20, 2027**.*

The extension is intended to provide additional time for NJDEP to conduct a comprehensive review of the REAL rule and engage stakeholders in identifying targeted updates. During this period, eligible permit applications may continue to be evaluated under regulations in effect prior to January 20, 2026.

### Background on the REAL Rule

The REAL rule updates New Jersey's land use regulations to account for climate change impacts, including sea-level rise, with a focus on protecting public health, safety, and economic resilience. It applies to a range of regulated activities, including new development, redevelopment, and substantial improvements governed by:

- Coastal Zone Management Rules
- Freshwater Wetlands Protection Act Rules
- Stormwater Management Rules
- Flood Hazard Area Control Act Rules

Current legacy provisions allow certain administratively and technically complete applications submitted by **July 20, 2026** to proceed under prior regulations. NJDEP is proposing to extend this deadline to **July 20, 2027**.

### Purpose of the Extension

According to NJDEP, the extension will:

- Allow for meaningful engagement with municipalities, developers, environmental groups, and the public
- Support a balanced approach to safety, development, and environmental protection
- Reduce uncertainty and potential cost impacts associated with regulatory changes during the review process

### Stakeholder Engagement and Next Steps

NJDEP plans to solicit input from a broad range of stakeholders, including local governments, developers, and industry groups. The rulemaking will include:

- A 60-day public comment period
- A virtual public hearing (details to be posted on the NJDEP REAL rule website)

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## Regulatory Update

### Key Takeaway

The proposed extension provides additional flexibility for projects in the pipeline while NJDEP evaluates potential refinements to the REAL rule framework. Stakeholders should monitor the rulemaking process and consider participating in the upcoming public comment period.

If you have questions or concerns regarding the extension, please reach out to your Langan project manager or:



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