



REAL will modernize New Jersey's environmental land use rules to respond to climate change by considering risks such as sea-level rise and chronic flooding, and to facilitate climate resilience by supporting green infrastructure and renewable energy.

### REAL Facts

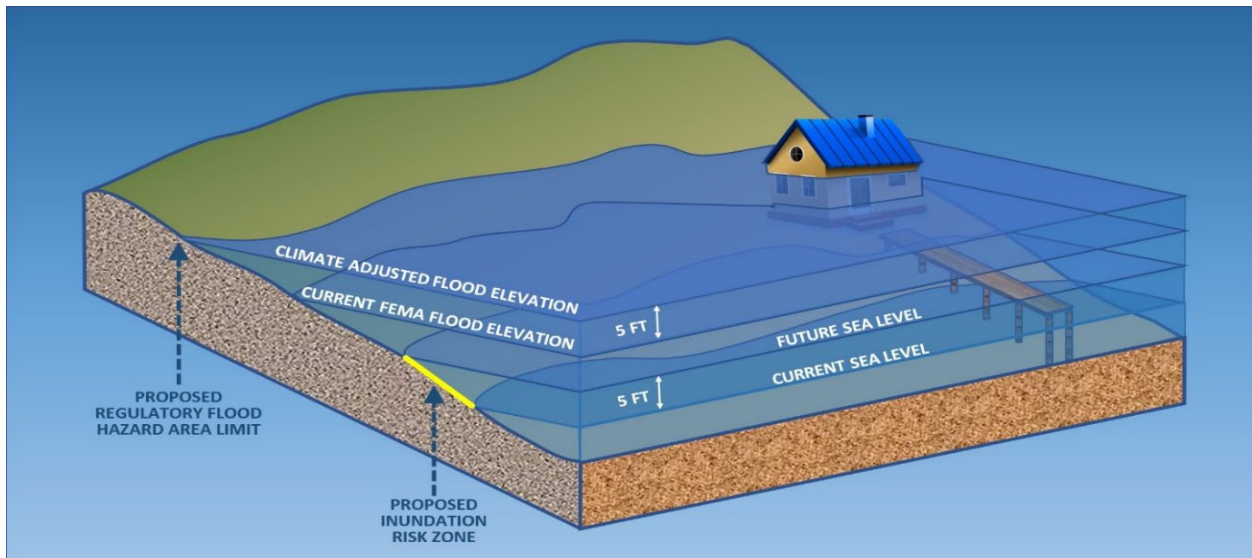
- Nearly two-thirds of New Jersey's coastline is at high, or very high, risk to coastal erosion.
- 98% of our coastline is projected at medium, or very high risk, to sea-level rise.
- More than half a million acres of New Jersey land is highly vulnerable to coastal hazards.
- Current projections indicate as much as 5.1 feet of sea-level rise is likely by 2100.

### The Proposed New Standards:

- Ensure that buildings and infrastructure are built for today's conditions and the structure's lifetime.
- Apply only to new development, redevelopment and substantial improvements to buildings.
- **Will not** affect existing development.
- **Will not** create "no build" zones.
- **Will not** require structures to be elevated when doing so is impracticable.

### REAL Action

- **Adjust Coastal Flood Hazard Areas** to account for increasing storm surge due to rising sea levels, extending jurisdiction further inland, requiring elevation (i.e., residential, infrastructure) or floodproofing.
- **Create an Inundation Risk Zone** to address risk from sea-level rise for proposed residential buildings and critical structures in areas of permanent or daily inundation.
- **Improve Water Quality and Reduce Flooding** through sound stormwater practices in areas where stormwater is unmanaged or is not adequately managed.
- **Encourage Nature-Based Solutions** by working with nature to protect our communities and resources.
- **Support Renewable Energy** by balancing habitat conservation with novel infrastructure demands.
- **Improve State Alignment with FEMA's** National Flood Insurance Program.



## ***New Climate-Adjusted Flood Elevation***

**Current:** Roughly 16% of NJ lies in a FEMA-mapped floodplain

- Regulatory flood equal to FEMA's Base Flood Elevation.

**Proposed:** Adds 1.5% more land area into tidal regulatory floodplain

- New coastal flood elevation will be equal to FEMA BFE+5.

## ***New Inundation Risk Zone***

**Applies to:**

- Residential buildings
- Critical buildings & infrastructure

**Requires:**

- Inundation risk assessment
- On-site alternatives analysis
- Risk acknowledgment

**Exceptions for certain maintenance-related activities**

- Safety or state of good repair improvements to roads
- Public roadway projects that reach a "preferred alternative" before adoption of new standards
- Minor drainage improvements

## ***REAL Next Steps***

- Courtesy copy of rulemaking is available at [dep.nj.gov/njreal](http://dep.nj.gov/njreal)
- **May 20, 22, 23, 29:** [Topical Public Webinars](#)
- **July 2024:** Anticipated publication in New Jersey Register
  - 90-day comment period and three public hearings to follow publication in New Jersey Register
- **Fall 2025:** Anticipated adoption and effective date of new standards

