



Chapter 18 Quiz

1. Of the following, clustering is often associated with which of the following?
 - A. Gridiron pattern
 - B. Bonding
 - C. Planned unit development
 - D. Uniform construction code
2. A person is in the business of buying large tracts of land and then reselling them to consumers in small tracts. The person is
 - A. a developer.
 - B. a real estate broker.
 - C. an engineer.
 - D. a subdivider.
3. What is the effect of impact fees?
 - A. Provides reimbursement to the community for increased demand for schools and more
 - B. Decreases tax revenue base
 - C. Increases tax revenue base
 - D. Makes it easier for buyers to qualify for mortgage loans
4. The purpose of construction permits is to
 - A. generate revenue for the municipality.
 - B. control the activities of building inspectors.
 - C. ensure compliance with building codes.
 - D. prevent encroachments.
5. The construction of a family room, additional bedroom and extra bath has been completed on the owner's home. Before the addition can be used, the municipality must issue a
 - A. building permit.
 - B. license.
 - C. certificate of occupancy.
 - D. conditional-use permit.
6. A parcel of land in New Jersey is classified as a subdivision if it is divided into
 - A. two or more parcels.
 - B. five or more parcels.
 - C. ten or more parcels.
 - D. 25 or more parcels.

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7. The Interstate Land Sales Full Disclosure Act applies to interstate sale or leasing of
 - A. five or more lots.
 - B. 20 or more lots.
 - C. 25 or more lots.
 - D. 50 or more lots.

8. An existing building must be brought up to the Uniform Construction Code
 - A. within five years of code enactment.
 - B. whenever any alterations are made.
 - C. when alterations or repair costs more than half of the value of the existing building.
 - D. before an occupancy permit will be issued to a new tenant.

9. Density zoning limits the
 - A. size of dwellings.
 - B. number of units per acre.
 - C. height of buildings.
 - D. use of buildings.

10. Subdivisions requiring a disclosure statement under the Planned Real Estate Development Act must allow the buyer the right to cancel a contract within
 - A. 24 hours.
 - B. one business day.
 - C. three business days.
 - D. seven business days.