

ORDINANCE NO. 2013-10

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY
AMENDING CHAPTER 144 OF THE WOOLWICH
TOWNSHIP CODE GOVERNING RENTAL PROPERTIES**

WHEREAS, the Township Committee has determined that Chapter 144 “Rental Properties” of the Woolwich Township Code requires amendment in order to properly set forth the governing body’s intent and resolve a conflict in its provisions; and

WHEREAS, the purpose of this Ordinance is to amend Chapter 144 “Rental Properties”.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Woolwich in the County of Gloucester, State of Jersey, that Sections 144-3, 144-11, and 144-12 of Chapter 144 of the Woolwich Township Code are hereby amended to provide as follows:

§144-3. Registration and licensing; term; initial registration provisions.

Each rental unit shall be registered with each change in occupancy. The license term shall commence on the date of issuance and shall be valid until September 30 of the same or following calendar year, whichever occurs first, at which time it shall expire and a new registration shall be required. The initial registration shall occur within 45 days following the adoption of this article. Any lease which has been executed prior to the adoption of this article shall not be affected, but the rental unit must nevertheless be registered, inspected and licensed in accordance with this article. No rental unit shall hereafter be rented unless the rental unit is registered and licensed in accordance with this article.

§144-11. Issuance of license.

Upon the filing of a completed registration form, and payment of the prescribed fee, and a satisfactory inspection, the owner shall

then be entitled to the issuance of a license commencing on the date of issuance and expiring on September 30 of the same or following year, whichever occurs first. A registration form shall be required for each rental unit, and a license shall be issued to the owner for each rental unit, even if more than one rental unit is contained in the property.

§144-12. Fees.

At the time of the filing of the registration form and prior to the issuance of a license, the owner or agent must pay a fee in accordance with the following:

- A. An annual registration fee of \$100 per year, which shall be pro-rated for the first year based upon the number of full and partial months the license will be in effect prior to renewal.
- B. A reinspection fee of \$45.
- C. A second inspection fee of \$20.
- D. If the owner of the property is a senior citizen who resides in a unit of the property and rents out the remaining unit and would otherwise qualify under the State of New Jersey property tax deduction under N.J.S.A. 54:4-8.41, then there shall be no fee.
- E. In the event that ownership of the property is transferred during the license year, the new owner shall apply for a license within 10 days of the transfer.
- F. If any fee is not paid within 30 days of its due date, a late fee surcharge of \$50 will be assessed.
- G. Migrant camps associated with seasonal farming operations under **§203-18**, in in-law suites as per **§203-76.1**, are exempt from these requirements.

SECTION I. REPEALER

Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION II. SEVERABILITY

Severability. Each section of this Ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void or ineffective,

shall not be deemed to affect the validity or constitutionality of any other sections or parts thereof.

SECTION III. EFFECTIVE DATE

Effective Date. This Ordinance shall be effective upon final adoption and publication pursuant to law.

TOWNSHIP OF WOOLWICH

Sam Maccarone, Jr., Mayor

ATTEST: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the 4th day of November, 2013. It will be further considered for final adoption upon a second reading and subsequent to a public hearing to be held on such ordinance at which time any interested person(s) may be heard. Said meeting is to be conducted on the 18th day of November, 2013 at the Woolwich Township Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 7:00 p.m.

Jane DiBella, Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted upon second reading and subsequent to a public hearing at a meeting of the Woolwich Township Committee on the 18th day of November, 2013.

Jane DiBella, Clerk