



ORDINANCE #2022-15

Introduction: June 13, 2022

Adoption: July 11, 2022

AN ORDINANCE AMENDING THE VILLAGE CODE, CHAPTER 143, "FEES", BY AMENDING RENTAL PROPERTY FEES

BE IT ORDAINED, by the Board of Trustees of the Township of South Orange Village, a municipal corporation of New Jersey located in Essex County thereof, as follows:

Section 1.

Section 254-26 is hereby amended and restated as follows:

254-26 Registration of Multifamily Rental Properties

- A. Pursuant to N.J.S.A. 40:52-1d, commencing September 1, 2009, and annually on September 1 of each succeeding year, owners of all multifamily rental properties shall register same with the Village Clerk. Annually, at the time of registration, a registration fee as set forth in Chapter 143, Fees, of this Code shall be paid to the Village Clerk. Failure to register timely shall result in the imposition of late fees as set forth in Chapter 143, Fees, of this Code. Such registration shall be on forms provided by the Village Clerk, or by electronic means at such time as a computerized system becomes available. Required information shall generally include the following information, which will be required in greater detail on forms issued by the Clerk:²⁰²

1. Premises address and tax block and lot number.
2. Owner contact information.
3. If owner is a corporation, officer contact information.
4. If owner is a limited-liability company, member contact information.
5. If owner is a partnership, partner contact information.
6. Resident management agent contact information.
7. Rental agent and other agent contact information.
8. Number of persons permitted to occupy each unit pursuant to §§ 237-25 and 237-28 of the Code of the Township of South Orange Village.
9. Unit descriptions, including room sizes, number of bathrooms and the like.



10. Summary information regarding leases and tenants, including lease terms, names of tenants and the like.
11. Name and address of all mortgagees of record.
12. Contact information for any on-site superintendent.
13. Emergency contact information.
14. If heated by fuel oil, contact information for oil supplier.

B. Owners shall amend the filing required by this section within seven days of an occurrence affecting the required information and shall annually, on July 1 of each year, update the information required by this section. Compliance with this section shall also constitute compliance with the requirements of N.J.S.A. 46:8-27 and registration for the purposes of Chapter 254, Article I, Rent Control, of the Code of the Township of South Orange Village.

Section 2.

Section 143-21 is hereby amended and restated as follows:

<u>143-21 Rental Property</u>		
Description	Code Section	Fee
Rental property registration		
Multifamily rental properties (2 to 50 units)	§ <u>254-26A</u>	\$175
Multifamily rental properties (51 + units)	§ <u>254-26A</u>	\$250
Single-family rental properties	§ <u>254-26A</u>	\$125
Rental property registration LATE FILING FEES		
Late fee – filing on September 2 up to and including October 31	§ <u>254-26A</u>	\$100
Additional monthly late fee – for each calendar month beginning on or after November 1	§ <u>254-26A</u>	\$50 monthly

Section 3.

Repealer

All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.



Section 4.

This ordinance shall take effect after final passage and publication as required by law.

Section 5.

On passage this ordinance shall be codified.

Introduction – First Reading

Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brown			X			
Coallier			X			
Haskins			X			
Hartshorn Hilton		X	X			
Jones			X			
Zuckerman	X		X			

CERTIFICATION

I, Ojetti E. Davis, Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was introduced on first reading by the Board of Trustees at their meeting held on June 13, 2022.

Ojetti E. Davis
Village Clerk

Adoption – Second Reading

Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brown			X			
Coallier			X			
Haskins			X			
Hartshorn Hilton		X	X			
Jones						X
Zuckerman	X		X			



CERTIFICATION

I, Ojetti E. Davis, Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was adopted on second reading by the Board of Trustees at their meeting held on July 11, 2022.


Ojetti E. Davis
Village Clerk

Adopted:


Sheena C. Collum, Village President

Attest:


Ojetti E. Davis, Village Clerk