



ORDINANCE #2026-10

Introduction: March 9, 2026

Adoption: April 13, 2026

AN ORDINANCE OF SOUTH ORANGE VILLAGE AMENDING AND RESTATING VILLAGE CODE CHAPTER 157 FIRE PREVENTION, SECTION 4 – INSPECTION AND REGISTRATION FEES AND AMENDING AND RESTATING CHAPTER 143 FEES, SECTION 10 - FIRE PREVENTION BY THE ADDITION OF MULTI-FAMILY DWELLING REGISTRATION FEES

WHEREAS, the State Local Cooperative Housing Inspection Program has released per unit multiple-family dwelling inspection fees which South Orange Village wish to adopt; and

NOW THEREFORE BE IT ORDAINED, by the Village Council of South Orange Village, a municipal corporation of New Jersey located in Essex County thereof, as follows:

SECTION 1. Village Code Chapter 157-4 Inspections and Registration Fees shall be amended and restated in its entirety by the addition of subsection D as follows:

157-4 Inspection and Registration Fees

- A. Life Hazard Uses Inspections and Registration - The South Orange Fire Bureau shall carry out the periodic inspections of life-hazard uses required by the Uniform Fire Code. Inspections shall be performed on behalf of the Commissioner of Community Affairs. The life-hazard use registration fees shall be set forth in Chapter 143-10, Fees, Fire Prevention and shall be as established by the New Jersey Uniform Fire Code.
- B. Non-Life Hazard Uses -
 1. Inspections - In addition to the inspections required pursuant to the Uniform Fire Safety Act and the regulations adopted thereunder, all buildings, structures and uses within South Orange Village, except for owner-occupied one- and two-family dwelling units, shall be annually inspected by the South Orange Fire Bureau for compliance with the New Jersey Uniform Fire Code.
 2. Annual Registration Fees
 - a. Fees are as provided in Chapter 143-10, Fees, Fire Prevention.
 - b. Assessed fees shall be satisfied by the 30th day after its issuance.
 - c. Unpaid fees outstanding after the 30th day may result in a penalty equal to the amount of the unpaid fee. Ten additional days will be granted for payment of the fee plus penalty.



- d. Any person who fails to immediately pay a money judgment entered against him pursuant to this section is subject to the penalties in accordance with the New Jersey Uniform Fire Code, N.J.A.C. 5:70-2.12.
- e. All moneys recovered in the form of penalties shall be paid into a dedicated trust account and shall be appropriated for the enforcement of the Act.
- f. If the fee and penalty remain unpaid after the thirty-day extension period, the enforcing agency may institute legal proceedings in Municipal Court pursuant to the Penalty Enforcement Law (N.J.S.A. 2A:58-12 et seq.).

C. Other Building Inspections and Fees

- 1. Upon the request of any person, Village official or by Village Code, the Fire Official, or the inspector shall make an inspection to determine whether there are any violations of the Fire Prevention Code or requirements as may be provided in this Chapter.
- 2. Upon the request of any person, the Fire Official, or the inspector shall make an inspection to determine if a Certificate of Continued Occupancy shall issue. A Certificate of Continued Occupancy shall be issued by the inspecting official attesting that the residence, dwelling unit, room, suite or area meets or exceeds the requirements of N.J.A.C. 5:70-4.19. The cost for such inspection and the issuance of the Certificate of Continued Occupancy shall be as set forth in Chapter 143, Fees, Fire Prevention of this Code. Inspection of smoke detector installations prior to the conveyance of title or the leasing, as the case may be, shall be made by the Fire Official or inspector and, where appropriate, by the Electrical Subcode Official and shall be part of the inspection and issuance of a Certificate of Continued Occupancy.
 - a. If an inspection is requested 10 business days or less prior to a closing date of a real estate transaction an Expedited Fee will be applied as set forth in Chapter 143 Fees.
 - b. If an inspection appointment is scheduled and the Inspector cannot gain entry to the premises on the scheduled inspection date, a Missed Appointment Fee shall be applied as set forth in Chapter 143 Fees.
- 3. An initial inspection required pursuant to this chapter resulting in failure and re-inspection shall require the payment of a re-inspection fee as set forth in Chapter 143, Fees, Fire Prevention of this Code for each dwelling unit requiring re-inspection.



4. Permit Fees for Type 1 -- 4 permits are as provided in Chapter 143-10 - Fees, Fire Prevention.
5. In addition to the inspection and fees required pursuant to the Uniform Fire Safety Act and the regulations promulgated by the Department of Community Affairs entitled "New Jersey Regulation for Fire Code Enforcement," the additional inspection fees set forth in Chapter 143, Fees, Fire Prevention of this Code and which are also to be regarded as being set forth in the Fire Prevention Code of South Orange Village shall be required.

D. Multiple-Family Dwelling Registration fees:

1. As used in this section "multiple-family dwelling" shall mean any residential property which contains three dwelling units or more.
2. All owners of multiple-family dwellings shall be required to register and pay an annual fee to the South Orange Fire Bureau based upon the State Local Cooperative Housing Inspection Program as outlined in Chapter 143-10 Fees.

SECTION 2.

Village Code Chapter 143 Fees, Section 10 - Fire Prevention is amended and restated by the addition of Multiple-Family Dwelling Registration fees as follows:

143-10 Fire Prevention

Description	Code Section	Fee
Life Hazard Use Fee	§ <u>157-4A</u>	Fee in accordance with N.J.A.C. 5:70-2.9(a)
Type 1-4 Uniform Fire Code Permit Application Fee	§ <u>157-4C</u>	Fee in accordance with N.J.A.C. 5:70-2.9(c)
Additional fee for Type 1-4 Uniform Fire Code Permit requiring inspection outside of regular business hours (Monday-Friday; 8:30AM-4:30PM)	§ <u>146-5F</u>	\$300.00
Annual Registration Fees/ Non-Life Hazard Uses		
Up to 999 square feet	§ <u>157-4B</u>	\$75.00



1,000 to 4,999 square feet	§ <u>157-4B</u>	\$150.00
5,000 to 9,999 square feet	§ <u>157-4B</u>	\$225.00
10,000 to 14,999 square feet	§ <u>157-4B</u>	\$300.00
15,000 to 19,999 square feet	§ <u>157-4B</u>	\$375.00
20,000 square feet and up	§ <u>157-4B</u>	\$450.00
The Following require additional inspection fee:		
Eating establishments, 1 to 49 persons, seated or takeout only	§ <u>157-4C</u>	\$25.00
Dormitories, other than life-hazard uses		
Under 100 Occupants	§ <u>157-4C</u>	\$75.00
100 to 399 Occupants	§ <u>157-4C</u>	\$100.00
400 or more occupants	§ <u>157-4C</u>	\$150.00
Apartment dwellings:		
4 to 7 units	§ <u>157-4C</u>	\$75.00
8 or more units	§ <u>157-4C</u>	\$150.00
Multiple-Family Dwelling Unit - State and Local Cooperative Housing Inspection Program (Per Units Inspected)		
1-7 Units Inspected	§ <u>157-4D</u>	\$23.00 per unit
8-23 Units Inspected	§ <u>157-4D</u>	\$15.00 per unit
24-47 Units Inspected	§ <u>157-4D</u>	\$12.00 per unit
48 units and above	§ <u>157-4D</u>	\$9.00 per unit
Re-Inspection Fee:		



First Re-Inspection	§ 157-4C	No Fee
Second Re-Inspection	§ 157-4C	\$50.00
Third or more Re-Inspection	§ 157-4C	\$75.00
Requested Inspection Fees for Certificate of Continued Occupancy:		
One-Family	§ 157-4C	\$150.00
Two-Family	§ 157-4C	\$200.00
Multi-family, per dwelling unit	§ 157-4C	\$150 for 1 st unit, \$125 for each additional unit.
First Re-Inspection	§ 157-4C	\$50.00
Second Re-Inspection	§ 157-4C	\$50.00
Third or more Re-Inspection	§ 157-4C	\$75.00
Expedited Fees (In addition to Inspection and Re-Inspection Fees) Requests made within 5-10 Business Days: Requests made within 4 or Less Business Days:	§ 157-4C	\$50.00 \$100.00
Missed Appointment Fee	§ 157-4C	\$50.00
Smoke Detector Compliance Certificate Fee	§ 157-12F	\$50.00
Fire Watch Services		\$75/hour with 4 hour minimum
Requested Inspection Fees for Certificate of Habitability		\$175.00

SECTION 3.

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.



SECTION 4.

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

SECTION 5.

On passage this ordinance shall be codified.

Introduction – First Reading

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Canning						X
Greenberg			X			
Haskins	X		X			
Jones						X
Lewis-Chang		X	X			
Zollman			X			

CERTIFICATION

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was introduced on first reading by the Village Council at their regular meeting held on March 9, 2026.

Ojetti E. Davis
Village Clerk

Adoption – Second Reading

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Canning		X	X			
Greenberg			X			
Haskins			X			
Jones	X		X			
Lewis-Chang			X			
Zollman			X			



CERTIFICATION

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was adopted on second reading by the Village Council at their meeting held on April 13, 2026.

Ojetti E. Davis / J. White
Ojetti E. Davis
Village Clerk

Adopted:

Sheena C. Collum
Mayor

Attest:

Ojetti E. Davis
Village Clerk