

ORDINANCE NO. 18-2023

**AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF
ABERDEEN, SECTION 12-2.5, REGISTRATION AND INSPECTION OF RENTAL
DWELLING UNITS**

WHEREAS, the State of New Jersey requires that the owner of a business maintain liability insurance for negligent acts and omissions in an amount of not less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence; and

WHEREAS, the State of New Jersey requires that such landlords annually register with the municipality the certificate of insurance demonstrating compliance with the liability insurance requirements; and

WHEREAS, the State of New Jersey permits municipalities to establish a reasonable administrative fee for the required certificate of registration, as well as fines for noncompliance; and

WHEREAS, the Township of Aberdeen seeks to protect the health, safety, and well-being of its residents.

NOW THEREFORE BE IT ORDAINED, by the Municipal Council of the Township of Aberdeen, County of Monmouth and State of New Jersey, that Chapter 12-2.5 Registration and Inspection of Rental Dwelling Units, be and is hereby amended to as follows:

c. Inspection

1. The person who owns, purports to own, or exercises control of any residential rental property, prior to rental or lease involving a new occupancy and successively prior to the commencement of any and all succeeding tenancies of any unit of dwelling space in a rental dwelling, is required to obtain a certificate of occupancy for the unit of dwelling space. Such certificate of occupancy shall be issued by the appropriate Township representative, as designated by the Township Manager, upon the inspection of the unit of dwelling space by a Township inspector and his findings that such unit meets the standards provided by law.
2. The Township may charge a fee to fund the costs of the inspections and the issuance of the certificate of occupancy. The person who owns, purports to own, or exercises control of any residential rental property will be required to pay the applicable inspection fee of \$150.
3. Except as provided in subsection 4 of this section, the owner of a rental unit or units shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any on accident or occurrence.

4. The owner of a multifamily home or residence which is four or fewer units, one of which is owner occupied, shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$300,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

BE IT FURTHER ORDAINED, if any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, this Ordinance shall take effect upon passage and publication in accordance with applicable law.

Introduced: December 7, 2023

Adopted: December 21, 2023

ATTEST:

Township of Aberdeen

Melissa Pfeifer
Municipal Clerk

By:

Fred Tagliarini
Mayor