

ORDINANCE NO. 1201

ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING CHAPTER 267, RENTAL PROPERTIES, IN THE CODE OF THE BOROUGH OF BARRINGTON

BE IT ORDAINED by the Borough Council of the Borough of Barrington, County of Camden, and State of New Jersey, that Chapter 267, Rental Properties, in the Code of the Borough of Barrington, is amended as follows:

ARTICLE I. SECTION 267-1 Definitions.

The following words and phrase are added to the existing list of Definitions. Unless the context clearly indicates a different meaning, the following words or phrases, when used in this chapter, shall have the following meaning:

COMMERCIAL PROPERTY – any property within the RC-5 Residence and Limited Commercial District, the C-1 Central Commercial District, the C-2 Business Commercial District, the C-4 Business Commercial District, the M-1 Light Manufacturing and Research District, and/or, the M-2 Manufacturing District, the usage of which is intended to generate income, profit or surplus including, but not limited to, office buildings, medical centers, retail stores, multifamily housing buildings, warehouses, and/or garages.

ARTICLE II. SECTION 267-9 Rental and/or resale certificate of inspection.

A. Certificate of inspection; property maintenance; compliance required. A rental certificate of inspection or resale certificate of inspection is required in the Borough of Barrington every time a residential rental unit, residential property or commercial property changes owners, users or occupants. A rental certificate of inspection or resale certificate of inspection shall be issued by the Construction Official of the Borough of Barrington prior to occupancy by a new owner on resale, new rental user, or occupancy. A certificate shall not be issued until an inspection has been applied for and completed by the Borough of Barrington Construction Department, and a "pass" inspection has been issued by and filed with the Borough Construction Department of the Borough of Barrington. The purpose of this inspection for either certificate is to ensure that the property is habitable and/or meets the minimum standards for health and life safety requirements under the codes of the Borough of Barrington and the codes and laws of the State of New Jersey.

B. Residential and commercial resales. It shall be the obligation of the Buyer and the Seller to have any residential and/or commercial buildings and/or structures inspected, and a resale certificate of inspection shall be issued prior to the resale of any residential or commercial building and/or structure in the Borough of Barrington. An issued resale certificate shall be good for 60 days

from issuance in the event a property does not change ownership during said time period.

C. Residential rentals. All residential rentals, single-unit dwelling, or two- or three-unit dwelling, or multi-dwelling unit (four or more) shall be inspected annually and a rental certificate of inspection shall be issued prior to any re-renting or new occupancy. The owner/landlord of a single-unit dwelling or a two- to three-unit dwelling shall be registered with the Construction Department of the Borough of Barrington. For multi-dwelling units (four or more), the owner/landlord shall register with the Construction Department and file a copy of the certificate of registration with the New Jersey Bureau of Housing Inspection with the Clerk of the Borough of Barrington. No person, group of persons, association, partnership, business, or corporation thereof who owns, manages, conducts or operates a residential rental unit or units shall rent, lease, let or sublet or permit the same to be occupied or re-rented by another without first securing from the Borough of Barrington Construction Office a rental certificate of inspection for said residential rental unit.

D. Certificate required. No certificate shall be issued by the Construction Department until a "pass" inspection has been received. An application for inspection shall be provided by the Construction Department. The application shall be completed and filed by the owner, landlord or landlord management and the required fee paid prior to an inspection being scheduled. A copy of the list of items to be inspected shall be provided to the applicant as part of the application form.

ARTICLE III. SECTION 267-10 Fees.

At the time of the filing of the application for inspection and prior to the issuance of a rental and/or resale certificate of inspection, the owner or agent of the owner must pay a fee in accordance with the following:

A. An application fee of \$50.00 per rental unit in rental facilities per inspection period or upon a change in occupancy.

B. An application fee of \$100.00 for single-family or duplex rental homes per inspection period or upon a change in occupancy.

C. An application fee of \$100.00 for a resale inspection of a single-family or duplex home per dwelling unit.

D. An application fee of \$100.00 for a resale inspection of a commercial unit, per commercial unit.

E. A fee of \$75.00 per rental unit shall be charged pursuant to property inspections required under this chapter. Fees for the reinspection of rental and/or resale units shall be charged pursuant to property inspections performed under this chapter as follows:

(1) For the first reinspection, there shall be a fee of \$50.00.

(2) For the second reinspection, there shall be a fee of \$50.00.

(3) For the third and each subsequent reinspection, there shall be a fee of \$50.00.

F. If any fee is not paid within 30 days of its due date, a late fee surcharge of \$20.00 shall be assessed in addition to any fees outstanding.

G. If the owner of the property is a senior citizen who resides in a unit of the rental facility and rents out the remaining unit(s) and would otherwise qualify under the State of New

Jersey property tax deduction under N.J.S.A. 54:4-8.41, there shall be no fee.

ARTICLE IV. SECTION 267-17 Violations and penalties.

Unless another penalty is expressly provided by New Jersey statute, every person, firm, association or corporation violating any provision of this chapter shall, upon conviction thereof, be subject to the fines and/or penalties as are set forth in the Section 1-1 of the Code of the Borough of Barrington, with the minimum fine to be imposed being \$500.00. Each day that a violation occurs shall be deemed a separate and distinct violation subject to the penalty provisions of this chapter.

ARTICLE V.

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

ARTICLE VI.

This Ordinance shall take effect upon passage and publication according to law.

BOROUGH OF BARRINGTON

Date of Introduction: January 14, 2025

Date of Adoption:

BY: _____
Kyle Hanson, Mayor

Attest: _____
Terry Shannon, Borough Clerk

CERTIFICATION

I hereby certify this to be a true copy of an ordinance adopted by the Governing Body of the Borough of Barrington at the council meeting held _____.

Terry Shannon, Borough Clerk