

BOROUGH OF PALMYRA

ORDINANCE 2013-23

**AN ORDINANCE AMENDING ORDINANCE
NO. 2013-14**

BE IT ORDAINED by the governing body of the Borough of Palmyra, in the County of Burlington and State of New Jersey as follows:

Ordinance No. 2013-14 shall be amended as follows:

§1 Definitions;

"CHANGE IN OCCUPANCY" should be amended to read as follows:

Any rental of a dwelling unit that results in a new tenant.

"REGISTRATION TENANT" should be amended to "REGISTRATION TENANT OR TENANT" and should be amended to read as follows:

The person(s) to whom a rental unit is leased or rented by the licensor.

§3A The sentence should read as follows:

A. All rental units in Palmyra shall be inspected annually, and, in addition, prior to any change in occupancy.

§3B(2) Shall be supplemented to add a sentence at the end to read as follows:

The Housing Official may in his/her discretion create an inspection checklist (the "checklist") to be utilized by the Inspectors in performing the aforesaid inspections. The checklist shall be utilized as a non-exhaustive guide for the inspectors and the owners but shall not limit the ability of the inspectors to utilize any inspection criteria in performing the inspections.

§3(B)(2)(a)(2) The last sentence in the paragraph shall be deleted.

§5B Shall be deleted in its entirety.

§6B Shall be replaced and read as follows:

The license referred to in this ordinance shall be referred to as a Certificate of Occupancy and shall be issued by the Housing Department along with a sticker that shall be conspicuously posted in the interior of the rental unit during the term of the Certificate of Occupancy.

§6D The paragraph shall be amended and read as follows:

In the event that an owner who has registered, paid the registration fee and has received a license, has a change in occupancy during the term of the license, then the owner must notify the Housing Department in writing no less than 10 (ten) days prior to the change in occupancy and an inspection utilizing the inspection criteria shall be scheduled within 7 (seven) days of the notification. For a change in occupancy if the inspection discloses unsatisfactory conditions, the provisions of §3(B)(2)(a)(2) shall apply and, except as set forth therein, no person or persons shall occupy any rental unit upon a change in occupancy without a license being issued as set forth herein.

§7 Fees

Paragraph A shall be deleted in its entirety and replaced as follows:

A. Upon the filing of the initial registration as set forth herein and for each subsequent annual registration, the owner of a rental unit shall pay a fee as set forth below to the Borough of Palmyra to be computed as follows:

The lessor of:

(1) Assuming that the Borough pursuant to the Local Public Contracts Law competitively bids for the private inspection services, the amount charged by such private inspection company to the Borough plus an administrative fee of an amount not-to-exceed \$50.00 (fifty dollars),

or

(2) The sum of \$125.00

The required fee shall cover an initial inspection as well as one follow-up inspection in the event of a failure from the first inspection. Any additional inspection will cost \$25.00 per additional inspection.

If an owner of a licensed rental unit seeks a change of occupancy, the owner must file an amended registration form and pay a fee of \$60.00 to cover the cost of the inspection pursuant to §3 above and the issuance of a license pursuant to §4 above. The aforesaid \$60 fee shall cover the existing fire inspection pursuant to Chapter 121, Fire Prevention, Article II, Smoke Detectors of the Code of the Borough of Palmyra. The required fee shall cover the initial inspection, as well as one follow-up inspection in the event of a failure from the first inspection. Any additional inspection will cost \$25.00 per additional inspection.

§8(A)(7) Shall be deleted.

§8(C) In the last sentence delete parenthetical (new rental of a rental unit with different tenant(s)).

§9 Delete this subsection in its entirety.

§10 Delete this subsection in its entirety.

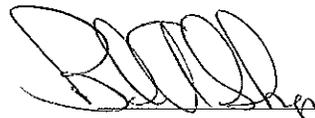
New provision. Chapter 142: Housing Standards, §142-3 Inspections; right of entry, shall be repealed in its entirety.

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

This Ordinance shall take effect after final adoption and publication according to law.

CERTIFICATION OF CLERK

I, Barbara Sheipe, Clerk of the Borough of Palmyra, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of an ordinance introduced by the Borough Council held on August 5, 2013. A public hearing and adoption of the foregoing Ordinance to be held on August 19, 2013.



Barbara Sheipe
Borough Clerk