

****ADOPTED FEBRUARY 10, 2014****

DELANCO TOWNSHIP

ORDINANCE 2014-1

**AMENDING CHAPTER 234 GOVERNING
“RENTAL PROPERTY”**

WHEREAS, the Township of Delanco regulates rental properties and requires inspection under its existing Chapter 234; and

WHEREAS, based upon recommendation from administration and the inspector, the Township Committee of the Township of Delanco desires to amend Chapter 234.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey, that the Township Code is hereby amended at Chapter 234, governing “Rental Property” as follows:

Section 1.

Chapter 234. Rental Property.

§ 234-7. Periodic inspections.

- D. Unsatisfactory inspection. In the event that the inspection(s) of a rental unit indicate the need for maintenance and repairs, such property shall not thereafter be registered nor shall a license issue, and the owner of the property or his agent shall not lease or rent such property nor shall any tenant occupy the property until the necessary maintenance, repairs and corrections have been made so as to bring the property and rental unit into compliance with applicable Code(s) and the property is there after subsequently reinspected, approved, registered and licensed. In the event that the property is occupied when such conditions are discovered, all such corrections shall be made, and all required reinspections scheduled, within 60 days and, if not made within that time period, the owner shall be deemed in violation of this article, and every day that the violation continues shall constitute a separate and distinct violation, subject to the penalty provisions of § 234-18 of this article.

The inspector may approve the submission of a “Completion of Ordered Repairs Certification” in lieu of an on-site reinspection for minor repairs at the discretion of the inspector. Said “Completion of Ordered Repairs Certification” shall be submitted to the Municipal Clerk’s office within two (2) weeks of the failed inspection. Failure to submit said certification within two (2) weeks shall require an on-site reinspection and payment of the appropriate reinspection fee.

§ 234-8. Access for inspections and repairs.

- A. The inspection officers are hereby authorized to make inspections to determine the condition of rental facilities, rental units and rooming/boarding houses in order that they may promote the purposes of this article to safeguard the health, safety and welfare of the occupants of rental facilities, rental units and rooming/boarding houses and of the general public. For the purposes of making such inspections, the inspecting officers are hereby authorized to enter, examine and survey rental facilities, rental units and rooming/boarding houses at all reasonable times. The owner ~~or~~ and occupant of every rental facility, rental unit and rooming/boarding house shall individually and collectively be responsible to give the inspecting officer free access to the rental facility, rental unit and rooming/boarding house at all reasonable times for the purpose of such inspections, examinations and surveys.

§ 241-11. Fees.

- B. A first reinspection fee of \$20 per rental unit; a second reinspection fee of ~~\$25~~ \$40 per rental unit; a third and subsequent reinspection fee of ~~\$40~~ \$100 per rental unit.
- D. If any fee is not paid ~~within 30 days of its~~ by the due date, a late fee surcharge of \$30 per unit per month will be assessed.

Section 2. Repealer. Any Ordinances inconsistent with this ordinance are hereby repealed to the extent of its inconsistency.

Section 3. Severability. If any provision of this Ordinance is deemed unlawful by a Court is found to be contrary to law by a court of competent jurisdiction, such provision shall be of no force or effect; but the remainder of this Agreement shall continue in full force and effect.

Section 4. Effective date. This Ordinance shall take effect upon proper passage in accordance with the law.