

****ADOPTED MAY 6, 2013****

TOWNSHIP OF DELANCO

ORDINANCE 2013-6

**AMENDING THE TOWNSHIP CODE
AT CHAPTER 145-2(F) GOVERNING CERTIFICATES OF HABITABILITY
TO ESTABLISH EXPIRATION PERIOD**

WHEREAS, as the real estate market under the present circumstances often times leads to delayed or cancelled closings; and

WHEREAS, the current provision is unclear as to when a Certificate of Habitability inspection expires; and

WHEREAS, the Township Committee desires to add a ninety (90) day expiration provision to the current Code governing the Certificate of Habitability process in order to ensure that properties are safe and meet the requirements at the time of transfer.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey that the Code of the Township of Delanco be amended as follows:

SECTION ONE.

Chapter 145-2, governing "Procedures for obtaining a certificate of habitability" is hereby amended to add the following subsection:

§145-2.

Upon an inspection report being rendered without any violation being disclosed, or upon any disclosed violation being remedied and corrected prior to inspection, the Code Enforcement Officer shall issue to the applicant a certificate of habitability as appropriate for the subject premises so qualifying, which shall be valid for:

1. ninety (90) days, or
2. until the next occurring change in ownership or occupancy or any subsequent inspection by the Code Enforcement Officer or his representative shall disclose ordinance violations, whichever occurs first.

SECTION TWO: All Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION THREE: If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

SECTION FOUR: This ordinance shall take effect immediately upon final passage and publication according to law.