

*Township of Pemberton, NJ
Friday, November 9, 2018*

Chapter 148. Rental Properties

§ 148-3. Registration and licensing; change of occupancy; term; initial registration.

[Amended 11-7-2007 by Ord. No. 18-2007; 12-5-2007 by Ord. No. 22-2007; 8-2-2017 by Ord. No. 19-2017]

Each rental unit shall be registered and licensed. The license terms shall commence January 1 of the applicable year the unit is registered with the Township, and such registration shall be valid for a three-year period unless there is a change in occupancy, at which time it shall expire and a new registration shall occur. The initial registration shall occur within sixty (60) days following the adoption of this chapter. Any lease which has been executed prior to the adoption of this chapter shall not be affected, but the rental unit must nevertheless be registered, inspected and licensed in accordance with this chapter. No rental unit shall hereafter be rented unless the rental unit is registered and licensed in accordance with this chapter.

§ 148-4. Inspections.

- A. Each rental unit shall be inspected at least once every three years, upon a change of occupancy and as otherwise necessitated by safety considerations, alleged violations and as otherwise required by this chapter. The initial inspection shall occur prior to occupancy in which a license is sought pursuant to this chapter.

[Amended 8-2-2017 by Ord. No. 19-2017]

- B. Such inspection shall be for the purpose of determination zoning ordinance compliance and, to the extent applicable, to determine if the property complies with the housing code and/or building code and/or Uniform Fire Safety Code and/or the Property Maintenance Code.

- C. In the event that the inspection of a rental unit does not result in a satisfactory determination, such property shall not thereafter be registered nor shall a license be issued, 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 corrections have been made so as to bring the property and rental unit into compliance with the applicable codes and the property is thereafter subsequently registered and licensed. In the event that the property is occupied when such conditions are discovered, all such corrections shall be made within thirty (30) days unless safety considerations, as determined by the enforcement officer, require immediate correction. If not made within that time period, the owner shall be deemed in violation of this chapter, and every day that the violation continues shall constitute a separate offense.

[Amended 8-2-2017 by Ord. No. 19-2017]

- D. No property shall be licensed unless the owner thereof produces, at the time of registration, a current, valid certificate of inspection indicating that the property has either been inspected by the State of New Jersey Bureau of Housing or by the officials of the Township of Pemberton having jurisdiction and that the property does not contain any code violations.