

ORDINANCE 2023-15
AN ORDINANCE AUTHORIZING CHAPTER 10, ENTITLED "BUILDING AND HOUSING", OF THE CODE OF THE BOROUGH OF BEACHWOOD, COUNTY OF OCEAN AND STATE OF NEW JERSEY TO ESTABLISH § 10.12, "MUNICIPAL INSURANCE REGISTRATION FOR OWNERS OF RENTAL PROPERTIES" PURSUANT TO NEW JERSEY P.L. 2022, CHAPTER 92

Section I: Definitions.

RENT means a tenant's regular payment to a landlord for the use of property or land.

RENTAL UNITS means a structure or part of a structure used as a home, residence, or sleeping unit by a single person or household unit, or any grounds, or other facilities or area promised for the use of a residential tenant.

MULTI-FAMILY HOMES means a single building that is divided to accommodate more than one family living separately.

Section II: Insurance requirements.

A. The owner of a rental unit or units shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

B. The owner of a multifamily home which is four or fewer units, one of which is owner-occupied, shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$300,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

Section III: Insurance Registration.

Pursuant to P.L. 2022, C.92; the owner of a rental unit or units, and the owner of a multi-family home of four or fewer units, one of which is owner occupied, shall annually register the certificate of insurance demonstrating compliance with section 1 of this Ordinance with the municipality in which the rental units, or multi-family home is located.

Section IV: Violations and Penalties.

Pursuant to the "Penalty Enforcement Law of 1999," P.L. 1999, C. 274; An owner who fails to comply with the provisions of this ordinance shall be subject to an ordinance violation fine of not less than \$500 but not more than \$5,000 per rental units and/or multi-family homes.

SECTION V. Effective Date.

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

Introduced December 6, 2023 ROLL CALL:

Council	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Council President Cairns</i>			X			
<i>Councilwoman Clayton</i>						X
<i>Councilman Feeney</i>			X			
<i>Councilman Komsa</i>		X	X			
<i>Councilman LaCrosse</i>	X		X			
<i>Councilman Zakar</i>			X			

SUSAN A. MINOCK, RMC,
MUNICIPAL CLERK

Adopted December 20, 2023 ROLL CALL:

Council	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Council President Cairns</i>						
<i>Councilwoman Clayton</i>						
<i>Councilman Feeney</i>						
<i>Councilman Komsa</i>						
<i>Councilman LaCrosse</i>						
<i>Councilman Zakar</i>						

SUSAN A. MINOCK, RMC,
MUNICIPAL CLERK

ATTESTED BY

SUSAN A. MINOCK, RMC
MUNICIPAL CLERK

RONALD F. ROMA, JR.
MAYOR

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced by the Borough Council of the Borough of Beachwood at a meeting held on **December 6, 2023** and was considered for final adoption and passage at a meeting held by the Mayor and Council on **December 20, 2023 at 7:00 p.m.**, at the Borough Hall, located at 1600 Pinewald Road, Beachwood, NJ 08722. At that time any interested person may have come forward to be heard regarding the proposed adoption of this Ordinance.