

ORDINANCE NO. 12 – 2024

AN ORDINANCE AMENDING CHAPTER 76, RENTAL PROPERTY, BY ADDING A NEW ARTICLE TO BE TITLED “SHORT TERM RENTAL UNITS” OF THE BOROUGH OF CLAYTON

BE IT ORDAINED by the Mayor and Council of the Borough of Clayton, County of Gloucester, State of New Jersey, as follows:

Section 1. Chapter 76, Rental Property, is hereby amended by adding a new Article to be titled “Short-Term Rental Units” to read as follows:

A.

Licensing, registration, inspection and all other requirements, prohibitions, and provisions of this Article shall apply to the rental of short-term rental units and the short-term rental owners.

B.

In addition to the requirements, prohibitions, and restrictions set forth in this Article, short-term rental units shall comply with each of the following regulations:

(1)

The person offering a dwelling unit for rent as a short-term rental unit shall be the owner of the dwelling unit. The rental unit containing the short-term rental shall be the primary residence of the owner.

(2)

Advertisements for the availability of short-term rental units shall not contain any language that is inconsistent with the requirements and prohibitions set forth in this Article.

(3)

A short-term rental unit shall be limited to a maximum period of 30 days within a period of 365 days. A short-term rental owner shall be limited to one tenancy of a short-term rental unit at any one time.

(4)

No tenancy of a short-term rental unit shall be permitted if such tenancy causes the rental unit to violate the Borough’s residential occupancy requirements.

(5)

No accessory buildings on a property may be used for a short-term rental unit.

(6)

Short-term rentals shall not be conducted in a manner that is disruptive or adverse to the safety, well being and quiet enjoyment of the Borough’s residents and visitors.

(7)

Short-term rentals shall not be permitted for the purpose of hosting commercial, business, or fee-for-admission events.

(8)

Short-term rental units shall not be rented to any person younger than 21 years of age.

(9)

Signs or any other type of advertisements indicating a dwelling unit is available for occupancy as a short-term rental unit shall not be placed on the property where the short-term rental unit is located.

(10)

Any short-term rental owner shall be responsible for providing on-site parking for any tenant of the short-term rental unit consistent with the Borough Code.

(11)

Any short-term rental shall comply with all other laws and regulations of the State of New Jersey.

(12)

Any short-term renter shall also be subject to fines and violations of this Chapter and for violations of Borough Code.

Section 2. Severability:

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

Section 3. Effective Date:

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

BOROUGH OF CLAYTON

ATTEST:



Christine Newcomb, Borough Clerk



Thomas Bianco, Mayor

NOTICE OF INTRODUCTION

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TAKE NOTE that the foregoing ordinance was introduced at a meeting of the Mayor and Council of the Borough of Clayton held on April 11, 2024 and was then read for the first time. The said ordinance will be further considered for final passage by the Mayor and Council at the Municipal Building, 125 N. Delsea Drive, Clayton, New Jersey, at a meeting beginning 6:30 p.m. on April 25, 2024, at which time and place, or any time and place to which such meeting be adjourned, all persons interested will be given an opportunity to be heard concerning such ordinance.

BY ORDER of the Mayor and Council of the Borough of Clayton.

Christine Newcomb
Borough Clerk

NOTICE OF ADOPTION

ORDINANCE NO. 12 – 2024

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The foregoing Ordinance was finally adopted by the Mayor and Council of the Borough of Clayton on April 25, 2024.

Christine Newcomb
Borough Clerk