

**CITY OF CORBIN CITY  
COUNTY OF ATLANTIC  
STATE OF NEW JERSEY**

**ORDINANCE No. 6-2024**

**ORDINANCE AMENDING, CHAPTER 64, SECTION 3 OF THE CODE OF THE  
CITY OF CORBIN CITY ENTITLED RENTAL REGISTRATION REQUIRED**

**WHEREAS**, Corbin City adopted Ordinance No. 12-2023 to be in compliance with New Jersey State legislature N.J.S.A. 52:27D-437.17b (2) and N.J.S.A. 52:27D-437.20b requiring municipalities to inspect certain rental dwelling units to assure they do not pose a lead hazard to tenants; and

**WHEREAS**, Corbin City adopted Resolution No. 34-2024 authorizing a Shared Services Agreement for participating in the County-Wide Lead Based Paint Inspection for Rented Dwelling Units Program; and

**WHEREAS**, Corbin City wishes to amend Chapter 64, Section 3 to be in compliance with the Shared Services Agreement.

**NOW THEREFORE BE IT ORDAINED** by the City Council of the City of Corbin City that Chapter 64, Section 3 of the Code of the City of Corbin City be amended as follows:

**§ 64-3.1(B) Lead-based paint inspection.**

1. A lead inspector for the City of Corbin City or an evaluation contractor retained or designated by the City shall inspect every single-family, two-family, and multiple rental dwelling located within the City of Corbin City for lead-based paint hazards through visual assessment or dust sampling if required, in accordance with N.J.S.A. 52:27D-437.16, et seq., as may be amended from time to time.
2. The property owner or landlord may, in lieu of having the dwelling inspected by the City's inspector or lead evaluation contractor, directly hire a private lead evaluation contractor who is certified to provide lead-based paint inspection services by the Department of Community Affairs to perform the lead-based paint inspection in accordance with N.J.S.A. 52:27D-437.16, et seq., as may be amended from time to time.
4. The owner, landlord and/or agent of every single-family, two-family, or multiple rental dwelling unit offered for the rental shall be required to obtain an inspection for the unit for lead-based paint hazards every three years, or at tenant turnover, whichever is earlier.

4 through 8 to be re-numbered, 5 through 9.

**§ 64-3.1(C). Fees for Inspections**

The fees for a lead-based paint inspection shall be as follows:

1. As listed in a fee Resolution of the City or within any agreement or shared services agreement into which the City enters pursuant to this chapter.
2. In a common interest community, any inspection fee charged shall be the responsibility of the unit owner and not the Homeowners' Association, unless the association is the owner of the unit.
3. In accordance with N.J.S.A. 52:27D-437.16(h), an additional fee of \$20 per dwelling unit inspected by the city's lead evaluation contractor or the owner's private lead inspector shall be assessed for the purposes of the Lead Hazard Control Assistance Act, N.J.S.A. 52:27D-437-1 et seq. unless the unit owner demonstrates that the Department of Community Affairs has already assessed an additional inspection fee of \$20. The fees collected pursuant to this subsection shall be deposited into the Lead Hazard Control Assistance Fund.

Delete 5 and 6.

**§ 64-3.1(D) Violations and penalties.**

1. In accordance with N.J.S.A. 52:27D-437.19, if the City finds that a property owner has failed to comply with the provisions of §64-3.1(B) or §64-3.1(b)7 with respect to a rental dwelling until owned by the property owner, the City shall provide the property owner thirty days to cure any violation by conducting the required inspection or initiating any required remediation efforts.

**BE IT FURTHER ORDAINED** that should any Ordinance or portion thereof be inconsistent with this Ordinance, such Ordinance or portion thereof shall be void to the extent of such inconsistency.

**BE IT FURTHER ORDAINED** that should any portion of this Ordinance be deemed unenforceable by any court of competent jurisdiction, the balance thereof not deemed unenforceable shall remain in full force and effect.

Introduced: May 13, 2024

Adopted: June 10, 2024

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WAYNE SMITH,  
MAYOR

ATTEST:

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KIMBERLY JOHNSON  
MUNICIPAL CLERK