

ORDINANCE OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#018 -2024

**ORDINANCE OF THE CITY OF GLOUCESTER CITY, COUNTY OF CAMDEN, STATE OF
NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 55-13 FROM CERTIFICATE
OF OCCUPANCY TO CERTIFICATE OF INSPECTION**

WHEREAS, the City of Gloucester City (“City”) has found and declared that there exists in the City of Gloucester buildings or parts thereof which are so old, dilapidated or have become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy or use and are inimical to the welfare and dangerous and injurious to the health and safety of the people of the City and that a public necessity exists for the repair, closing or demolition of such buildings or parts thereof; and

WHEREAS, in order to protect the public health, safety, morals and welfare, the City has established minimum standards governing the maintenance, appearance, conditions and occupancy of residential and nonresidential premises. Establishing minimum standards governing utilities, facilities and other physical components and conditions essential to make the aforesaid facilities fit for human habitation, occupancy and use. Affixing certain responsibilities and duties upon owners and operators and distinct and separate responsibilities and duties upon occupants; to authorizing and establishing procedures for the inspection of residential and nonresidential premises; to charge penalties for the violations of this ordinance providing for the repair, demolition or vacation of premises unfit for human habitation or occupancy or use; and

WHEREAS, a modification is needed to §55-13 to change the phrase Certificate of Occupancy to Certificate of Inspection.

NOW, THEREFORE, be it ordained by the Mayor and Common Council of the City of Gloucester City as follows:

SECTION 1: §55-13 of the Housing Code of the City entitled “Certificate of Occupancy” and be modified to read “Certificate of Inspection” and is furthermore modified to change the phrase Certification of Occupancy to Certification of Inspection at the following locations:

- A. In order to protect the public health, safety and general welfare, the owner of any premises or that owner's agent, shall obtain a Certificate of Inspection [~~occupancy~~] from

the Housing Inspector or Code Enforcement Official upon the occurrence of any one of the following events:

- B. A Certificate of Inspection [Occupancy] is valid unless and until either of the occurrences set forth in Subsection A have occurred. A Certificate of Inspection [Occupancy] is not transferable to another person, whether individual or commercial entity.
- C. A Certificate of Inspection [Occupancy] shall be issued by the Housing Inspector or Code Enforcement Officer upon compliance by the owner with the applicable provisions of the Code of Gloucester City and any rules and regulations adopted pursuant thereto.
 - (1) In addition, a Certificate of Inspection [Occupancy] shall be issued by the Housing Inspector or Code Enforcement Official upon the certification by the Fire Official, or other duly authorized personnel, of the satisfactory installation of hard wired interconnected battery backup smoke detectors in proper working order on or near the ceiling of each level of a residential or commercial structure and upon the satisfactory installation of battery operated smoke detectors in proper working order in each bedroom or sleeping area of every residential structure.
- D. The Certificate of Inspection [Occupancy] shall include, and be supplied by the owner or owner's agent:
- E. In the case of residential premises, the owner or owner's agent shall pay the following fees to the Housing Inspector or Code Enforcement Officer for any inspection that may be required until the premises qualifies for the issuance of a Certificate of Inspection [Occupancy] by complying with the applicable provisions of the Code of Gloucester City:
- F. In the case of commercial premises, the owner or owner's agent shall pay the following fees to the Housing Inspector or Code Enforcement Officer for any inspection that may be required until the premises qualifies for the issuance of a Certificate of Inspection [Occupancy] by complying with the applicable provisions of the Code of Gloucester City:
 - (1) Commercial Certificate of Inspection [Occupancy].
- G. Violations of the initial inspection report shall be abated and reinspected within 90 days of the issuance of the initial inspection report. If the violations are not abated within 90 days, for whatever reason, the initial application becomes void and a new application with the required initial fee must be submitted for the premises requiring this Certificate of Inspection [Occupancy].

§ 55-13.1. Certificate for Transfer of Property Title.

- A. Certificate for Transfer of Property Title is required to transfer a vacant structure and/or property to a new owner without obtaining a Certificate of Inspection [Occupancy]. The Certificate for Transfer of Property shall only be issued in the case of a vacant structure, dwelling or property sale, and only permits the change of ownership prior to performing necessary improvements to obtain a Certificate of Inspection [Occupancy]. A minimum of one battery smoke detector on each level of the structure is required and will be inspected prior to the issuance of the Certificate for Transfer of Property Title. The said fee for a Certificate of Transfer of Property Title is \$75.

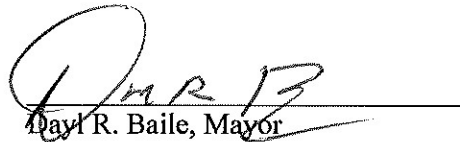
The Certificate for Transfer of Property Title is valid for 90 days, and a Certificate of Inspection [~~Occupancy~~] application must be filed with the Housing and Construction Office prior to the expiration of the Certificate for Transfer of Property Title.

Failure to obtain a Certificate for Transfer of Property Title and/or failure to obtain/apply for a Certificate of Inspection [~~Occupancy~~] in 90 days from the issuance of a Certificate for Transfer of Property Title may result in the issuance of a violation and penalty in accordance with Section 55-15.

SECTION 2: If any provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph subdivision or clause of this Ordinance.

SECTION 3: If any ordinances or parts thereof, are in conflict with the provisions of this Ordinance, those provisions shall be repealed to the extent of such conflict.

SECTION 4: This Ordinance shall take effect immediately upon final passage and publication in accordance with law.


Dayl R. Baile, Mayor

Passed on First Reading: June 24, 2024

Adopted by the Mayor and Common Council of Gloucester City this 22nd day of July, 2024.


Vanessa L. Little, RMC, City Clerk