

**BOROUGH OF LEONIA ORDINANCE
ORDINANCE NO. 2024-04**

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 191 ENTITLED
"REHABILITATION OF ABANDONED PROPERTY", SECTION 4 SUBSECTION D
ENTITLED "REGISTRATION OF ABANDONED REAL PROPERTY" OF THE
ORDINANCES OF THE BOROUGH OF LEONIA**

WHEREAS, P.L. 2021, Chapter 444, signed into law on January 18, 2022, governs a municipality's ability to regulate, manage, and enforce the proper administration of vacant and abandoned real property; and

WHEREAS, the Mayor and Council of the Borough of Leonia desires to update its existing Code provisions to be in accord with the provisions of P.L. 2021, Chapter 444 in order to serve the best interests of the Borough and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Leonia, County of Bergen, and State of New Jersey, that Chapter 191 of the Code of the Borough of Leonia entitled "Vacant and Abandoned Properties" is hereby amended as follows:

Section 1.

Chapter 191 of the Code of the Borough of Leonia, "Rehabilitation of Abandoned Property", Section 191-4 "Registration of Abandoned Real Property", Subsection D be and is hereby amended as follows (additions in **bold**):

191-4 Registration of Abandoned Real Property

D. **(1)** A non-refundable annual registration fee in the amount of \$5,000 for year or portion thereof per property shall accompany the registration form. The annual fee shall be \$5,000 for each year of registration thereafter. The annual registration fee shall be due on January 1 of each subsequent year as long as the property remains abandoned.

(2) Upon the issuance of a summons and filed complaint in an action to foreclose the property as set forth in P.L. 2021, Chapter 444, then the creditor will pay an annual registration fee of: (a) \$500 per property annually for any property that is required to be registered because a summons and complaint in an action to foreclose was filed by the creditor, notwithstanding sub-paragraph D(1) above; and (b) an additional \$2,000 per property annually if the property is vacant or abandoned when the summons and complaint in an action to foreclose is filed, or becomes vacant and abandoned pursuant to the definition in P.L. 2021, Chapter 44 at any time after a summons and complaint in an action to foreclose is filed. If a creditor becomes obligated to pay the annual registration fee due under this sub-paragraph D(2) for any property the registration fee due under sub-paragraph D(1) shall be inapplicable for that property.

Section 2.

All other provisions of Chapter 191, "Rehabilitation of Abandoned Property" of the Code of the Borough of Leonia are hereby ratified and confirmed.

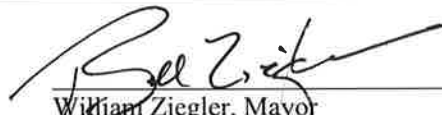
Section 3. Severability

If any article, section, sub-section, sentence, clause or phrase of this Ordinance is, for any reason, deemed to be unconstitutional or invalid by any court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 4. Effect

This Ordinance will take effect upon publication as required by law.

RECORD OF VOTE													
ORD. 2024-04													
Council	First Reading						Second Reading						
	April 15, 2024						May 6, 2024						
	M	S	Y	N	A	AB	M	S	Y	N	A	AB	
Hesterbrink						✓		✓	✓				
Fisher			✓						✓				
Grandelis	✓		✓										✓
Scarangella			✓										✓
Terrell						✓	✓		✓				
Zeigler		✓	✓						✓				
Mayor Ziegler													
M - Motion S - Seconded Y- Yes N - No A - Abstain AB - Absent													


 William Ziegler, Mayor

ATTEST:


 Jonathan Mandel, Borough Clerk