

**BOROUGH OF LEONIA  
ORDINANCE # 2026-14**

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF  
THE BOROUGH OF LEONIA TO AMEND VARIOUS SECTIONS OF  
CHAPTER 212, PROPERTY MAINTENANCE**

**WHEREAS**, the Borough of Leonia has determined that it is in the best interest of the Borough that an amendment is necessary to Chapter 212, Property Maintenance.

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Leonia as follows:

**Section 1.** Chapter 212, Property Maintenance, Article XI, Inspection Certificates, Section 212-32, When Required, is amended as follows:

**212-32. WHEN REQUIRED**

**A. Residential Structures.**

1. When required. Before any one and two family or attached single family structure is sold, leased, rented or otherwise made subject to a change of occupancy for residential purposes, the owner shall obtain a CRO Certificate before occupying the structure.

2. When not required. No inspection certificate shall be required:

(a) For 12 months after issuance of a certificate of occupancy for a new dwelling unit, unless the dwelling unit is sold within the twelve-month period.

(b) When an existing occupant remains in the same dwelling unit under a new lease or as a holdover.

3. Resale only certificates may be issued provided that a notarized letter is received from a purchaser's attorney that the dwelling will not be occupied until an inspection certificate pursuant to this chapter or a certificate of occupancy has been issued.

**B. Commercial structures.**

1. When Required. Before any commercial structure is sold, leased, rented or otherwise made subject to a change of occupancy, the owner shall obtain a CRO before occupying the structure or space.

(2) When Not Required:

(a) For 12 months after issuance of a certificate of occupancy for a new dwelling unit, unless the dwelling unit is sold within the twelve-month period.

(b) When an existing occupant remains in the same dwelling unit under a new lease or as a holdover

(c) Failure to Obtain Inspection Certificate. If an owner or operator fails to obtain an inspection certificate, a Notice of Violation shall be issued. The penalties for such violations are as follows:

- (i) Residential structures: \$500.00 and the obtainment of an inspection certificate
- (ii) Commercial structures: \$1,000.00 and the obtainment of an inspection certificate

C. Lead-based paint inspections. No Change.

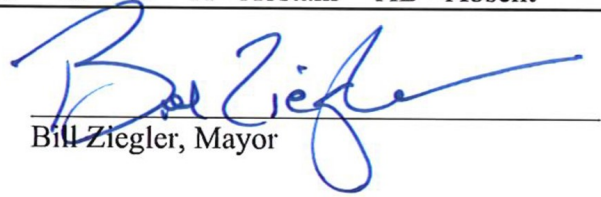
**Section 2.** All other provisions of Chapter 212 of the Code of the Borough of Leonia be and the same are hereby ratified and confirmed, except where inconsistent with the terms hereof. In the event of any such inconsistency, the terms of this Ordinance shall be deemed to govern.

**Section 3.** If any section, paragraph, sub-section, clause or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof.

**Section 4.** All ordinances or parts of ordinances of the Borough heretofore adopted that are inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**Section 5.** This Ordinance shall take effect after final passage according to law.

RECORD OF VOTE													
ORD. 2026-14													
	First Reading						Second Reading						
	April 6, 2026						April 20, 2026						
Council	M	S	Y	N	A	AB	M	S	Y	N	A	AB	
Zeigler	✓		✓				✓		✓				
Grandelis			✓						✓				
Hesterbrink			✓						✓				
Ravid			✓					✓	✓				
Scarangella		✓	✓						✓				
Terrell			✓						✓				
Mayor Ziegler	...	...					...	...					
M - Motion      S - Seconded      Y- Yes      N - No      A - Abstain      AB - Absent													

  
 Bill Ziegler, Mayor

ATTEST:

  
 Jonathan Mandel, Borough Clerk