

EFF: 8/26/24

ORDINANCE NO. 2024- 16

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN,  
COUNTY OF OCEAN, STATE OF NEW JERSEY  
AMENDING AND SUPPLEMENTING CHAPTER 118  
OF THE TOWNSHIP CODE ENTITLED  
“BUILDINGS, UNSAFE AND UNFIT”**

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Township Committee of the Township of Ocean, County of Ocean, and State of New Jersey that Chapter 118 of the Township Code entitled “Buildings, Unsafe and Unfit” is hereby amended as follows:

**SECTION 1.**

**§118-13 Letter of no interest.**

A. The Township shall issue a “Letter of No Interest” with regard to the sale and transfer of title of any single-family dwelling, except new construction, or individual unit of a multifamily dwelling, or vacant land, thereby conforming that no new certificate of occupancy is needed or request by the Township for resale of single-family dwellings or single-family units of multifamily dwellings. The fee charged by the Township to provide a Letter of No Interest shall be \$100 and shall be payable upon submittal and before issuance of the Letter of No Interest.

B. The purpose of this section shall be to ensure that there are no outstanding open permits, water, sewer, or tax liens due and owing, municipal liens, of any type, with respect to the subject property. In the event that any permits or liens are outstanding, the Letter of No Interest shall not be provided until such time as any and all permits or liens have been paid and closed out.

C. Upon request a continued certificate of occupancy (CCO) shall be required for any commercial building or any individual commercial unit within an existing commercial building whenever same shall be sold or rented, and such

commercial building or unit shall not be occupied by the vendee, tenant, lessee or owner as the case may be, until such time as a certificate of reoccupancy approval or certificate of occupancy approval has been obtained from the Uniform Construction Code Official, or his or her agent, stating that the unit or building so described therein complies with the requirements of this article, all local ordinances and the New Jersey State Housing Code. The initial inspection fee or reinstatement fee shall be \$550.

D. Unchanged.

~~§118-15 Additions and new construction. DELETED~~

**SECTION 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 3.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4.** This ordinance shall take effect after second reading and publication as required by law.

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Ocean on the 16<sup>th</sup> day of July, 2024, and will be considered for second and final passage at a meeting of the Township Committee to be held on the 20<sup>th</sup> day of August, 2024, at 6:00 PM. at the Municipal Building located at 50 Railroad Avenue, Waretown, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

  
**DIANE B. AMBROSIO, RMC**, Clerk  
Township of Ocean