

**AN ORDINANCE  
2102-2023**

**ORDINANCE OF THE CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AMENDING AN ORDINANCE ENTITLED “CERTIFICATE OF CODE COMPLIANCE” (ORDINANCE NO. 569-91 AS AMENDED) ADOPTED SEPTEMBER 17, 1991 ALSO KNOWN AS CHAPTER 181 ET SEQ OF THE CODE OF THE CITY OF PERTH AMBOY**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PERTH AMBOY:**

**SECTION 1.** That **Chapter 181 Certificate of Code Compliance, §181-1 Certificates required prior to transfer or sale** is hereby amended to read as follows:

§ 181-1 Certificate required prior to transfer or sale.

A. No person, individual, firm or corporation or the agent, servant or employee of any owner, in any capacity, shall transfer, convey or sell any residential dwelling or commercial or industrial building or structure, regardless of whether such building or structure to be transferred, conveyed or sold is subject to a financed acquisition or cash acquisition, unless there is first obtained from the Department of Code Enforcement of the City of Perth Amboy a certificate of code compliance. This document, issued by the Director of the Department of Code Enforcement pursuant to procedures developed by that Department, in conjunction with the Zoning Officer and the Fire Official, shall certify that the residential dwelling or commercial or industrial building or structure conforms to the existing zoning regulations and Fire Safety Code of the City of Perth Amboy [1] and, in addition, substantially conforms to the adopted Property Maintenance Code.

B. The Director of the Department of Code Enforcement pursuant to procedures developed by that Department may allow for a conditional certificate of code compliance to be issued for a time period of forty-five (45) days in which the property shall comply with the standards required by this chapter. A second forty-five (45) day conditional certificate of code compliance may be issued by the Director of the Department of Code Enforcement upon request.

**SECTION 2:** The City Council hereby amends Chapter 317 of the Code as set forth herein above.

**SECTION 3:** All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

**SECTION 4:** If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereof shall not affect the remaining parts of this Ordinance.

MILADY TEJEDA  
Council President

ATTEST:  
VICTORIA ANN KUPSCH  
City Clerk

APPROVED AS TO FORM:  
WILLIAM P. OPEL

Director of Law

Adopted on Second and Final Reading: August 9, 2023