

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 138 OF THE
CODE OF THE TOWNSHIP OF READINGTON ENTITLED “HOUSING
STANDARDS” TO PROVIDE LANDLORD RESPONSIBILITY FOR RELOCATION
OF TENANTS AND COSTS THEREOF**

ORDINANCE #30- 2023

WHEREAS, the Township Committee of the Township of Readington seeks to establish additional measures to ensure that all residential rental units within the Township are in compliance the Housing Standards Code of the Township; and

WHEREAS, there are several residential rental units within the Township that either do not meet current Housing Standards, or are located in areas where rental units are not permitted. In addition, there are several properties within the Township that contain structures which are not permitted to be used as residential rental units, but are being so used nevertheless; and

WHEREAS, the Township Committee has determined that shifting the responsibility for relocating Tenants to Landlords who fail to comply with its Housing Standards Code will assist in ensuring the safety of tenants, and reduce the Township’s costs for re-housing/re-locating tenants who live in rental units which have been deemed to be an unsafe and not habitable

NOW, THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Readington, County of Hunterdon and State of New Jersey, that the following amendments shall be made to Section 138 “Housing Standards” (New language is underlined thus and deletions are marked ~~thus~~): :

SECTION 1. Section 138-5. Landlord Responsible for Relocating Tenants and Financing Temporary Housing Costs.

a. In the event an occupied residential rental unit has been deemed to be an “unsafe structure” or “uninhabitable” by the Construction Code Official, Fire sub-code official, electrical sub-code official, fire prevention officer, the Hunterdon County Board of Health, or some other authorized official on behalf of the Township of Readington, the Landlord shall be responsible for re-locating the tenant(s) to alternate housing, at Landlord’s own cost and expense, until a permanent housing solution can be found. Any such housing is subject to the prior approval of the Readington Township Housing Coordinator and Director of Social Services Office.

SECTION 2. Sec. 138-6-5 Violations and penalties.

Any person who shall violate any of the provisions of this chapter shall, upon conviction, be punished by a fine not exceeding \$1,000, imprisonment for a term not exceeding 90 days and/or a period of community service not exceeding 90 days, and each violation of any of the provisions of this chapter and each day the same is violated shall be deemed and taken to be a separate and distinct offense.

SECTION 3. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes

SECTION 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. If any provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such ordinance or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION 6. This ordinance shall take effect immediately upon final passage and publication in accordance with law.

I hereby certify that the attached ordinance is a true and correct copy of an ordinance entitled ***AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 138 OF THE CODE OF THE TOWNSHIP OF READINGTON ENTITLED "HOUSING STANDARDS" TO PROVIDE LANDLORD RESPONSIBILITY FOR RELOCATION OF TENANTS AND COSTS THEREOF*** which was introduced at the meeting of Readington Township Committee on November 20, 2023 adopted at the meeting of the Readington Township Committee on December 4, 2023.

Karin M Parker, RMC
Municipal Clerk