

CITY OF UNION CITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY

ORDINANCE

AN ORDINANCE AMENDING CHAPTER 334 OF THE CODE OF THE CITY OF  
UNION CITY ENTITLED "RENT STABILIZATION"

**BE IT ORDAINED** by the Board of Commissioners of the City of Union City, County of Hudson, State of New Jersey, that Chapter 334 shall be amended, as follows:

**SECTION ONE:**

Section 334-2(B)2 shall be amended by replacing same with the following:

Units in four-, five- and six-family buildings that are owner-occupied. Owners of four-, five- and six-family buildings, as part of their registration, must file an affidavit, stating that they reside in the building and comply with the regulations established by the Rent Stabilization Board, which regulations shall set forth criteria to establish proof of residency. The affidavit shall be in a form provided by the office of the Rent Board Administrator. The burden remains on the owner to demonstrate residency.

**SECTION TWO:**

**Severability.** The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION THREE:**

**Repealer.** All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all Ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

**SECTION FOUR:**

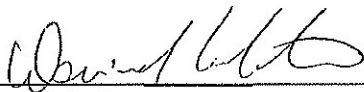
This Ordinance shall take effect upon passage and publication as required by law.

**I HEREBY CERTIFY** this to be a true and correct Ordinance of the City of Union City Board of Commissioners, adopted on **February 16, 2016** and will be further considered after a Public Hearing held on **March 1, 2016 at 7:00 p.m.** at the Housing Authority Hillside Pavilion, 3911 Kennedy Blvd, Union City, New Jersey.

INTRODUCED: February 16, 2016

ADOPTED: 3 - 1 - 16

ATTEST:



\_\_\_\_\_  
Dominick Cantatore  
Acting City Clerk

\_\_\_\_\_  
DATE

Summary of Ordinance

Units in four-, five- and six-family buildings that are owner-occupied. Owners of four-, five- and six-family buildings, as part of their registration, must file an affidavit, stating that they reside in the building *and comply with the regulations established by the Rent Stabilization Board, which regulations shall set forth criteria to establish proof of residency. The affidavit shall be in a form provided by the office of the Rent Board Administrator.* The burden remains on the owner to demonstrate residency.