

**CITY OF UNION CITY
ORDINANCE
AN ORDINANCE AMENDING CHAPTER 334
“Rent Stabilization”
Ordinance No. 2017-25**

BE IT ORDAINED by the Board of Commissioners of the City of Union City, County of Hudson, State of New Jersey, that Chapter 334, Section 5(A)3(k) is amended and replaced, as follows:

SECTION ONE:

(k)

To conduct rent calculations to determine the correct rent to be applied to a dwelling unit. In making his or her calculation, the Rent Regulation Officer shall utilize the earliest recorded rent registration filed with the Rent Control Office. The permissible annual adjustments will be applied to the rent set forth on the first registration statement. There shall be no rent increase applied to the rent for those years that the Landlord failed to file a registration statement. This provision is retroactive to the date of the first registration statement filed with the Rent Control Office.

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 All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all Ordinances or part of ordinances now existing or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.

Commissioners	Yea	Nay	Abstain/Present	Absent
Lucio P. Fernandez	✓			
Tilo E. Rivas	✓			
Celin J. Valdivia	✓			
Maryury A. Martinetti	✓			
Mayor Brian P. Stack	✓			

I HEREBY CERTIFY this to be a true and correct Ordinance of the City of Union City Board of Commissioners, adopted on September 26, 2017 and was further considered and adopted after a Public Hearing held on October 10, 2017 at 7:00 PM at Bella Vista Apartments, 522 22nd Street, Union City, New Jersey

INTRODUCED: September 26, 2017

ADOPTED: October 10, 2017

ATTEST:



Erin Knoedler
Deputy City Clerk

October 10, 2017
DATE