

**CITY OF VENTNOR
ORDINANCE NO. 012**

**ORDINANCE OF THE CITY OF VENTNOR
AMENDING CHAPTER 149 OF THE CODE OF
THE CITY OF VENTNOR REQUIRING CERTAIN
RENTAL UNITS TO OBTAIN MERCANTILE LICENSES
AND SUPPLEMENTING ORDINANCE FOR
REGULATIONS OF SHORT-TERM RENTALS**

WHEREAS, the City of Ventnor is authorized by state statute to adopt ordinances governing rental units; and

WHEREAS, the City is desirous of requiring any property owner who offers to rent a residential property in the City of Ventnor for a period of less than thirty (30) days to obtain a mercantile license prior to allowing occupation of said residential property subject to the following regulations:

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the City of Ventnor as follows:

SECTION ONE: SECTION 149-2 of the Code of the City of Ventnor shall be amended to read as follows:

No person shall engage in or carry on any business, or lease any property for a period of one to less than thirty (30) days, as described below, in Ventnor City nor aid or assist, as employee, clerk or otherwise, in carrying on such business, or extending such rental or in using any vehicle, stand, store, property or other place or thing nor sell or offer for sale any goods or thing for which a license is required by the terms of this chapter, unless a license as herein provided for shall have first been obtained therefore.

Residential properties containing one (1) bedroom and studio apartments must obtain and display an annual mercantile license, the fee for which shall be \$500. One (1) bedroom or studio apartments may be rented for 1 or more days but less than thirty (30) days.

Residential properties containing two (2) bedrooms must obtain and display an annual mercantile license for which the fee shall be \$750. Two-bedroom residential properties may be rented short-term for a period not less than two (2) days but less than thirty (30) days.

Residential properties containing three (3) or more bedrooms must obtain and display an annual mercantile license the fee for which shall be \$1,000. Three-bedroom residential properties may be rented short-term for a period not less than three (3) days but less than thirty (30) days.

SECTION TWO: SECTION 149-18, Regulation of Short-Term Rentals, of the Code shall be created to read as follows:

149.18 (a)

Each residential rental property shall have an Occupancy limit which shall be established by the City's Code Enforcement Office utilizing the International Property Maintenance Code, as may be amended from time to time. The Occupancy limit and mercantile license shall be prominently displayed and posted conspicuously inside near the main entrance of the short-term rental property.

149.18 (b)

If the owner of the short-term rental is not a local resident and is unable to allow access for

inspection or otherwise, the owner must fill out an agent authorization form to have a local agent who resides in Atlantic County available to do so. The agent may be any resident adult, 21 years of age or older who is authorized to act on behalf of the owner and need not be a real estate agent. The name and contact information of the local agent shall be provided to the Construction Code Office.

149.18 (c)

All Short-Term Rental Occupants must abide by the City of Ventnor's ordinances regarding Noise, Trash, and Parking.

149.18 (d)

All Short-Term Rentals must be inspected within thirty days of the application for the mercantile license which must be delivered to The Construction Code Office.

149.18 (e)

A Short-Term Rental owner or agent shall only rent to persons (tenants) who have attained the age of 21 years and shall obtain from tenant a Government Identification Card which shall be provided to the Construction Code Office upon request.

SECTION FOUR: Violations of the regulations contained herein shall subject the owner to suspension or loss of the mercantile license and fines and penalties.

SECTION FIVE: Repealer: All ordinances or parts thereof which are inconsistent with this ordinance are hereby repealed.

SECTION SIX: Severability. To the extent that any section or provision of this ordinance is declared invalid by a Court or body of competent jurisdiction, the same shall be severed from the remaining ordinance and all other sections shall remain in full force and effect.

SECTION SEVEN: Effective Date: This ordinance shall take effect upon passage and publication pursuant to law.

First Reading: May 25, 2023

Publication: June 1st 2023

Public Hearing and Adoption:

June 8, 2023

Mayor Lance B. Landgraf, Jr.

Commissioner H. Timothy Kriebel

Commissioner Maria Mento

Lisa H. Hand, RMC
City Clerk