

ORDINANCE NO. 2023-17

**ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF WARREN,
STATE OF NEW JERSEY CREATING CHAPTER 52A ENTITLED “BUSINESS
REGISTRY” ESTABLISHING A REGISTRY FOR BUSINESS, RENTAL UNIT,
AND MULTIFAMILY HOMEOWNERS INSURANCE CERTIFICATES**

WHEREAS, the State of New Jersey has enacted a new statute, N.J.S.A. 40A:10A-1 et seq., which requires business owners, rental unit owners, and owners of multifamily homes which are four or fewer units, one of which is owner-occupied, to maintain certain liability insurance policies and register certificates of insurance demonstrating compliance with such statute with the municipality; and

WHEREAS, said law provides that the municipality may, by ordinance, establish a reasonable administrative fee for the certificate of registration.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Washington, County of Warren, State of New Jersey, as follows:

SECTION I

Chapter 52A – Business Registry

§ 52A-1. Liability Insurance Requirements.

Pursuant to S.B. 1368, codified under N.J.S.A. 40A:10A-1 and -2, the owner of a business or owner of a rental unit(s) shall maintain liability insurance for negligent acts and omissions in an amount of no less than five hundred thousand dollars (\$500,000.00) for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

The owner of a multifamily home which is four or fewer units, one of which is owner-occupied, shall maintain liability insurance for negligent acts and omissions in an amount of no less than three hundred thousand dollars (\$300,000.00) for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

§ 52A-2. Registration Requirements.

All business owners, rental unit owners, and owners of multifamily homes of four or fewer units, one of which is owner occupied, shall register a certificate of insurance as required by the aforementioned statute in the office of the Township Clerk on an annual basis, which office shall maintain a registry of certificates of insurance filed with it, and each registration shall be accompanied by payment of thirty dollars (\$30.00) as an administrative fee for such registration payable to the Township of Washington.

§ 52A-3. Failure to Register.

The governing body is authorized to collect, through a summary proceeding pursuant to the “Penalty Enforcement Law of 1999,” P.L. 1999, C. 274 (C.2A:58-10 et seq.), a fine of not less than five hundred dollars (\$500.00) but no more than five thousand dollars (\$5,000.00) against an owner who failed to comply with the provisions of this Ordinance.

SECTION II

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION III

If any article, section, subsection, paragraphs, phrase or sentence is, for any reason, inconsistent with the Code of the Township of Washington, or is held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION IV

This Ordinance shall take effect immediately upon final passage and publication as provided by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced to pass on the first reading at a meeting of the Township Committee of the Township of Washington held on July 19, 2023 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Committee to be held on August 16, 2023 at 6:30 pm or as soon thereafter as the Township Committee may hear this Ordinance at the Municipal Building, 211 State Route 31 North, Washington, New Jersey at which time all persons interested may appear for or against the passage of said Ordinance.

Ann Kilduff, RMC
Township Clerk