

Township of West Milford

Passaic County, New Jersey

~ Ordinance 2024 – 025 ~

ORDINANCE OF THE TOWNSHIP OF WEST MILFORD COUNTY OF PASSAIC STATE OF NEW JERSEY AMENDING CHAPTER 285 PROPERTY MAINTENANCE SECTION 285-13 SHORT TERM RENTALS OF THE CODE OF THE TOWNSHIP OF WEST MILFORD

BE IT ORDAINED, by the Township Council of the Township of West Milford, County of Passaic, State of New Jersey, that Chapter 285 Property Maintenance Section 285-13 Short Term Rentals shall be amended as follows:

SECTION 1. Section 285-13-E Short term rental permit, permit registration fee/application and certificate of occupancy is amended to read as follows:

- E. Short-term rental permit, permit registration fee/application and certificate of occupancy.
- (1) In addition to any land use requirement(s) set forth by the Township of West Milford Land Use Regulations, the owner/STRP agent of a short-term rental property shall obtain a short-term rental permit from the Township of West Milford Township Clerk's Office, before renting or advertising for rent any short-term rental.
 - (2) The failure to obtain a valid short-term rental permit prior to advertising the short-term rental property in any print, digital or internet advertisement or web-based platform, and/or in the MLS or any realtor's property listing shall be a violation of this section. No short-term rental permit issued under this § 285-13 may be transferred or assigned or used by any person or entity, other than the owner to whom it is issued, or at any property location or dwelling unit other than the property for which it is issued. An owner of a property intended to serve as a short-term rental property, as defined herein, or any STR agent acting on behalf of the owner, shall submit to the Township of West Milford Township Clerk's Office a short-term rental permit application provided by the Township, along with an annual application/registration fee of \$750.00 effective August 1, 2024 plus relevant certification and inspection fees. Said fees shall be nonrefundable in the event that the application is denied.
 - (3) The short-term rental permit, if granted, shall be valid for a period of one year from the date of issuance.
 - (4) A short-term rental permit shall be renewed on an annual basis, based upon the anniversary of the original permit issuance, by submitting to the Township Clerk's Office, a short-term rental permit application and a renewal registration fee of \$750.00 effective August 1, 2024.
 - (5) The short-term rental permit shall expire automatically when the short-term rental property changes ownership, and a new initial application and registration fee will be required in the event that the new owner intends to use the property as a short-term rental property. A new application and registration fee shall also be required for any short-term rental that had its short-term rental permit revoked or suspended. Permits are not transferable to other parties.

SECTION 2. All ordinances of the Township of West Milford which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by a court or competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

SECTION 4. This Ordinance may be renumbered for codification purposes.

SECTION 5. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

Introduced: June 12, 2024
Adopted: July 17, 2024
Effective Date: August 1, 2024

ATTEST:

TOWNSHIP OF WEST MILFORD
COUNTY OF PASSAIC
STATE OF NEW JERSEY

William Senande, Township Clerk

By: _____
Michele Dale, Mayor