

**THE TOWNSHIP OF EWING
COUNTY OF MERCER, NEW JERSEY**

ORDINANCE NO. 11-23

1st Reading 10-11-11

Date to Mayor 11-23-11

2nd Reading &
Public Hearing 11-22-11

Date Returned 11-23-11

Date Adopted:
11-22-11

Date Resubmitted to Council _____

Approved as to Form of Legality

Effective Date:
12-12-11

Township Attorney

AN ORDINANCE AMENDING THE REVISED ORDINANCES OF THE TOWNSHIP OF EWING REQUIRING ANNUAL LANDLORD REGISTRATION OF NON-OWNER OCCUPIED RESIDENTIAL RENTAL UNITS

First Reading

| MEMBER | AYE | NAY | ABS | NV | RES | SEC |
|---------|-----|-----|-----|----|-----|-----|
| Murphy | X | | | | X | |
| Hyser | X | | | | | |
| Baxter | X | | | | | |
| Wollert | X | | | | | X |
| Summiel | X | | | | | |

Second Reading

| MEMBER | AYE | NAY | ABS | NV | RES | SEC |
|---------|-----|-----|-----|----|-----|-----|
| Murphy | X | | | X | | |
| Hyser | X | | | | X | |
| Baxter | X | | | X | | |
| Wollert | X | | | | | X |
| Summiel | X | | | | | |

By _____ Date _____ Accepted _____ Rejected _____
Mayor

Reconsidered
By Council _____ Override Vote YEA _____ NAY _____

President of the Council

Municipal Clerk

TOWNSHIP OF EWING

ORDINANCE NO. **11-23**

AN ORDINANCE AMENDING THE REVISED ORDINANCES OF THE TOWNSHIP OF EWING REQUIRING LANDLORD REGISTRATION OF NON-OWNER OCCUPIED RESIDENTIAL RENTAL UNITS

WHEREAS, the Landlord Identity Law, N.J.S.A. 46:8-27 et. seq. requires registration by landlords of rental units; and

WHEREAS, pursuant to Ordinance No. 10-07, the Ewing Township Code provides for such registration; and

WHEREAS, the Township has found it necessary to clarify Ordinance No. 10-07 to require annual registration by landlords to maintain the health and well-being of tenants in rental units.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Ewing that **Chapter 284, Rental Property**, of the Revised General Municipal Ordinances of the Township of Ewing is hereby amended as follows:

Section 1. **Chapter 284, Rental Property** of the Code of the Township of Ewing is hereby amended as follows:

ARTICLE I LANDLORD REGISTRATION

Section 284-2 Certificate of Registration

A. Registration. Every landlord of a one-dwelling unit rental or a two-dwelling unit non-owner occupied premises shall hereafter be registered with the Municipal Clerk, or Construction Office if so designated by the Municipal Clerk, on forms which shall be provided by the Municipal Clerk's office, or Construction Office if so designated by the Municipal Clerk, containing the requirements of N.J.S.A. 46:8-28. Thereafter, the landlord registration form shall be renewed by January 1 of each year. All landlord registration forms received after January 1 of each year shall be considered late and are subject to penalties pursuant to Section 284-4 of this code. Every landlord shall also deliver a copy of the rental license and certificate of occupancy simultaneously to the tenant(s) upon submission of the landlord registration form to the Municipal Clerk's office, or Construction Office if so designated by the Municipal Clerk.

B. Amendments; Filing. Every person required to file a registration form pursuant to this section, shall file an amended registration form within twenty (20) days after any change in the information required to be included thereon. No fee shall be required for the filing of an amendment except where the ownership or tenancy of the premises is changed.

Section 2. This Ordinance shall take effect upon final passage and publication according to law.

STATEMENT

This Ordinance amends the Revised Ordinances of the Township of Ewing to Require Annual Landlord Registration.