

ORDINANCE NO. 22-17
INTRODUCTION DATE: 09-21-2022
ADOPTION DATE: 10-12-2022

AN ORDINANCE ADDING CHAPTER 14 (BUILDING AND HOUSING), SECTION 10 (CERTIFICATE OF INSURANCE REGISTRATION) AND AMENDING CHAPTER 5 (FEES), SECTION 5-14 (FEES FOR CHAPTER 14: BUILDING AND HOUSING) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Millstone, County of Monmouth and State of New Jersey, as follows:

I

Chapter 14 (Building and Housing), Section 14-10 (Certificate of Insurance Registration) is hereby added to read as follows:

14-10 LANDLORD REGISTRATION

Section 14-10.1 Landlord Identity Statement Required.

Every landlord shall, at the time of the creation of the first tenancy in any newly constructed or reconstructed building, file a certificate of registration with the Township Clerk on the form prescribed by the Commissioner of Community Affairs, also referred to as a Landlord Identity Statement, along with the administrative fee set forth in Section 5-14.

Section 14-10.2 Liability Insurance Required.

- a. The owner of a rental unit or units shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.
- b. The owner of a multi-family home of 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 \$300,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

Section 14-10.3 Certificate of Insurance Registration Required.

The owner of a rental unit shall annually register the certificate of insurance demonstrating compliance with Section 14-10.1. The certificate, along with the administrative fee set forth in Section 5-14, shall be submitted to the Township Clerk on or before January 31.

Section 14-10.4 Violations and Penalties.

Any owner of a rental unit who fails to maintain the liability insurance required by this Section or who fails to annually register the certificate of insurance required by this Section shall be subject to a fine of not less than \$500 but no more than \$5,000.

II

Chapter 5 (Fees), Section 5-14 (Fees for Chapter 14: Building and Housing) is hereby amended to read as follows (additions are underlined, and deletions are in ~~strikeout~~):

5-14 BUILDING AND HOUSING

- a. – o. No change.
- p. The administrative fee for registration of a Landlord Identity Statement shall be \$50.
- q. The administrative fee for registration of certificates of insurance for rental units shall be \$50.

III

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

IV

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

V

This Ordinance shall take effect upon adoption and publication according to law.

EXPLANATORY STATEMENT: This Ordinance adds provisions for annual registration of certificates of insurance for owners of rental units. It implements the requirements of P.L. 2021, c. 92 that the owners of rental units maintain adequate liability insurance and annually register the certificates of insurance with the Township.