

ORDINANCE NO. 2014-20

**AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 256 OF THE CODE OF THE BOROUGH OF BERLIN
ENTITLED "RENTAL PROPERTIES"**

BE IT ORDAINED BY THE MAYOR AND GOVERNING BODY OF THE BOROUGH OF BERLIN, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AS FOLLOWS:

SECTION 1. Chapter 256, Subsection 12C, of the Code of the Borough of Berlin, is deleted in its entirety and replaced as follows:

- C. Such inspection shall be for the purpose of determining zoning ordinance compliance and, to the extent applicable, to determine if the property complies with the current Hotel Multiple Dwelling Code (HMDC) and International Code County Property Maintenance Code (IPMC). Inspections will be done on all interior, exterior, grounds, roads and driveways of all rental properties to ensure public health, safety and welfare of all occupants and the general public.

SECTION 2. Chapter 256, Subsection 16E, of the Code of the Borough of Berlin, is deleted in its entirety and replaced as follows:

- E. Reinspection fee of \$50 per unit.

SECTION 3. Chapter 256, Subsection 20, of the Code of the Borough of Berlin, is deleted in its entirety and replaced as follows:

All dwelling units shall be maintained in accordance with the Uniform Construction Code, the International Code Council Property Maintenance Code, and the Hotel Multiple Dwelling Code.

SECTION 4. Chapter 256, Subsection 25A, of the Code of the Borough of Berlin, is deleted in its entirety and replaced as follows:

- A. No person shall occupy a dwelling or dwelling unit as an owner, residential tenant or lessee unless the owner or the owner's agent shall have first obtained a certificate of occupancy or certificate of continued occupancy issued by the Borough Housing Inspector for the specific dwelling or dwelling unit. The owner or owner's agent shall apply to the Borough Housing Inspector for such certificate of occupancy, which shall be issued by said inspector upon compliance by the owner with the applicable provisions of this chapter and any rules and regulations adopted pursuant thereto. No such certificate shall be transferable. Such certificate shall include the address of the dwelling or dwelling unit, the name of the owner and the name of the person occupying the dwelling

or dwelling unit. Every owner or owner's agent applying for a certificate of occupancy shall supply such information as the Borough Housing Inspector requires and shall pay a fee for the inspections that may be required until the dwelling or dwelling unit qualifies for the issuance of a certificate of occupancy by complying with the applicable provisions of this chapter and any rules and regulations adopted pursuant thereto.

- (1) The fee for the initial inspection is \$100 per dwelling unit.
- (2) The fee for a first, second or subsequent reinspection is \$50.

SECTION 5. All ordinances or parts of ordinances which are inconsistent with the provisions hereof, are, to the extent of such inconsistencies, hereby repealed.

SECTION 6. This ordinance shall take effect upon final passage, adoption, and publication in the manner prescribed by law.

Attest:

BOROUGH OF BERLIN

Charleen Santora, Clerk

John J. Armano, Mayor