

**TOWNSHIP OF WANTAGE**

**AN ORDINANCE AMENDING THE WANTAGE TOWNSHIP  
PROPERTY MAINTENANCE CODE TO ABOLISH THE  
TRIENNIAL INSPECTION REQUIREMENT FOR NON-OWNER  
OCCUPIED RESIDENTIAL RENTAL PROPERTIES.**

**Ordinance No. 2011-06**

**WHEREAS** the Committee of the Township of Wantage desires to amend the Township's Property Maintenance Code to abolish the requirement of a triennial inspection for non-owner occupied rental properties.

**NOW THEREFORE BE IT ORDAINED** that Section 8-2.3(b) shall be revised in part to read as follows:

**Section 1.** Section §8-2.3b shall be revised in part and read as follows:

*"b. Residential rental properties. The owner of any residential rental property shall be required to obtain a certificate of habitability for each rental dwelling unit upon change in occupancy. A change in occupancy shall occur when the prior tenant(s) under an existing lease, either oral or written, vacates the property either voluntarily or by court order. Two completed applications for the certificate of habitability shall be submitted to the township building department at least two weeks prior to the new tenants occupying the unit. The building department shall provide one copy of the application to the municipal clerk for filing, pursuant to N.J.S.A. 46:8-28, the New Jersey rental property certificate of registration requirements."*

**Section 2.** Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason by any Court of competent jurisdiction, such provision(s) shall be deemed severable and the remaining portions of this Ordinance shall remain in full force and effect.

**Section 4.** All ordinances or parts of ordinances or resolutions that are inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

**Section 5.** This ordinance shall take effect after publication and passage according to law.

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William DeBoer, Mayor

ATTEST:

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James R. Doherty, Administrator/Clerk

**NOTICE** is hereby given that the above ordinance was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Wantage, in the County of Sussex, New Jersey, held on

the 26<sup>th</sup> day of May, 2011. It will be further considered for final passage after public hearing at a meeting of the Mayor and Committee to be held in the Municipal Building, 888 Route 23 South, in the Township of Wantage, on June 9, 2011, at 7:00 P.M., and during the preceding week copies of the ordinance will be made available at the Clerk's office in the Municipal Building to members of the general public.

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James R. Doherty, Administrator/Clerk