City Clerk File No. Ord. 12-137

Agenda No. 3.C 1st Reading

Agenda No. 4.C. 2nd Reading & Final Passage

ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 12-137

TITLE:

ORDINANCE AMENDING CHAPTER 160 (FEES AND CHARGES) AND CHAPTER 260 (RENT CONTROL) OF THE JERSEY CITY MUNICIPAL CODE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:

A. The following amendments to Chapter 160 (Fees and Charges) Section I (Fee Schedule Established) are hereby adopted:

FEES AND CHARGES
Section I
Fee Schedule Established

§160-1. Fee schedule established.

Fees shall be as follows:

A. Through CC.1. No Change.

DD. Chapter 260, Rent Control.

~~[(1) Landlord application fee per unit: $10.]~~
~~[(2) Landlord rent increase application fee per unit: $75.]~~

(1)	$125	per housing space for the filing of capital improvement to vacant housing spaces
(2)	$20	per housing space for major or minor capital improvement applications
(3)	$30	per housing space for hardship application
(4)	$10	per housing space for the filing of landlord registration statement for all dwellings with five (5) or more housing spaces, including dwellings that are exempt from the restrictions of rent increases mandated under Chapter 260-1, during each registration event
(5)	$30	per housing space for condominium and cooperative conversions
(6)	$150	per housing space for appeal of a protected tenancy determination

EE. Through UU. No Change.

B. The following amendments to Chapter 260 (Rent Control) are hereby adopted:

RENT CONTROL

§260-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

DWELLING - Any building or other structures containing housing spaces rented or offered for rent to one or more tenants ~~[or family units]~~ consisting of a household or family as defined in this Chapter. A dwelling includes buildings or structures that are exempt from the restrictions of rent increases mandated under this Chapter.

LANDLORD REGISTRATION STATEMENT — A statement to be completed and filed with the Bureau of Rent Leveling pursuant to § 260-2 E, F and G by all owner(s) and landlord(s) of housing spaces and/or dwellings in the City of Jersey City.

§260-2. Rent Leveling; ~~[Information]~~ Landlord Registration Statement; Answering Devices.

~~[F]~~ E.~~[Information statement to be filed]~~ Landlord Registration Statement Requirement.

(1) Every owner and/or landlord shall within 90 days following the effective date of this subsection or ~~at the time~~ of the creation of the first tenancy in any ~~newly constructed, [or] reconstructed~~ dwelling containing five (5) or more housing spaces, whether or not subject to the restrictions of rent increases under this Chapter, file a landlord registration statement with the Bureau of Rent Leveling.

(2) ~~[Every landlord required to file an information statement described in this subsection shall file an amended information statement within seven days after any change in the information required to be included in the information statement.]~~ Between January 1 and March 3 of each calendar year, all owners and/or landlords of dwellings shall file with the Bureau of Rent Leveling a new landlord registration statement for each dwelling owned. An owner and/or landlord who purchases a dwelling on or after April 1 of any year shall also file a landlord registration statement within (7) seven days of purchase. Owner(s) and/or landlord(s) entitled to an increase in the base rent as a result of improving vacant housing space shall immediately file an amended landlord registration statement.

§260-9. Powers and Duties of the Bureau of Rent Leveling.

A. Through C. No Change.

D. There is hereby established the schedule of fees for complaints, applications and ~~[rent roll registrations]~~ landlord registration statement to the Rent Leveling Board, which fees shall be payable to the City of Jersey City as provided in Chapter 160, Fees and Charges.

(1)	$125	per housing space for capital improvement to vacant housing spaces
(2)	$20	per housing space for major or minor capital improvements
(3)	$30	per housing space for hardship application
(4)	$10	per housing space for the filing of landlord registration statement for all dwellings with five (5) or more housing spaces, including dwellings that are exempt from the restrictions of rent increases mandated under this Chapter, during each registration event
(5)	$30	per housing space for condominium and cooperative conversions
(6)	$150	per housing space for appeal of a protected tenancy determination

E. No Change.

C. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

D. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

E. This ordinance shall take effect at the time and in the manner as provided by law.

F. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

Note: All new material is underlined; words in [~~brackets~~] are omitted. For purposes of advertising only, new matter is **boldface** and repealed matter by *italics*.

NK/he
8/23/12

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED: Carl Kaplicki

APPROVED:

Business Administrator

Date Submitted to B.A._____

ORDINANCE FACT SHEET

1. **Full Title of Ordinance:** Chapter 260, Rent Control and Chapter 160, Fees and Charges

2. **Name and Title of Person Initiating the Ordinance:** Charles Odei, Rent Leveling Administrator

3. **Concise Description of the Program, Project or Plan Proposed in the Ordinance:** Institute fees for rent registration and update fees for other services (fees that have not been updated since the 1980's).

4. **Reasons (Need) for the Proposed Program, Project, etc.:** To replace diminishing CDBG funding.

5. **Anticipated Benefits to the Community:** Office to continue and be self sustaining

6. **Cost of Proposed Project:** None

7. **Date Proposed Program or Project will commence:** Immediately upon adoption

8. **Anticipated Completion Date:** Not Applicable (This is enabling legislation.)

9. **Person Responsible for Coordinating Proposed Program, Project, etc.:** Charles Odei

10. **Additional Comments:**

I Certify that all the Facts Presented Herein are Accurate.

Division Director Signature — **Date** October 3, 2012

DEPUTY **Department Director Signature** — **Date** OCTOBER 3, 2012

Rent Leveling Ordinance Fee Schedule

ervice	Current Fees	Newark's Fees	Hoboken's Fees
apital Improvement	$10 per apt	$25 per building	$75 per building
lardship	$10 per apt	$25 per building	$50 per building
egistration	0	$100 per building (late fee)	$25 per building
acancy Capital Improvement	$75 per apt		
ondo Conversion	$30 per apt		
ppeals, Condo Conversion	$150 per apt		

Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 12-137

TITLE: 3.C. OCT 10 2012 4.C. OCT 24 2012

Ordinance amending Chapter 160 (Fees and Changes) and Chapter 260 (Rent Control) of the Jersey City Municipal Code.

RECORD OF COUNCIL VOTE ON INTRODUCTION OCT 10 2012 9-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote — N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING OCT 24 2012 9-0

Councilperson RICHARDSON moved, seconded by Councilperson BRENNAN to close P.H.

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote JASON BURG — N.V.-Not Voting (Abstain)

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY

Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO				GAUGHAN				BRENNAN			
DONNELLY				FULOP				LAVARRO			
LOPEZ				RICHARDSON				MASSEY			

✓ Indicates Vote — N.V.-Not Voting (Abstain)

RECORD OF FINAL COUNCIL VOTE OCT 24 2012 9-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			BRENNAN	✓		
DONNELLY	✓			FULOP	✓			LAVARRO	✓		
LOPEZ	✓			RICHARDSON	✓			MASSEY	✓		

✓ Indicates Vote — N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on OCT 10 2012

Adopted on second and final reading after hearing on OCT 24 2012

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on OCT 24 2012

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

PETER M. BRENNAN Council President

Date: OCT 24 2012

APPROVED:

Jerramiah T. Healy, Mayor

Date OCT 25 2012

Date to Mayor OCT 25 2012