

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.