ORDINANCE O018-2026

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

ORDINANCE AMENDING CHAPTER 185 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF WASHINGTON TITLED "RENTAL PROPERTY AND LANDLORD REGISTRATION"

WHEREAS, the Township of Washington ("Township") is a municipal entity organized and existing under the laws of State of New Jersey and located in Gloucester County; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, a municipality may make, amend, repeal and enforce ordinances not contrary to the laws of this State or of the United States, as it may deem necessary and proper for order and protection of persons and property, and for the preservation of the public health, safety, and welfare of the municipality and its inhabitants; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the Township of Washington, County of Gloucester and State of New Jersey that Chapter 185 entitled "Rental Property and Landlord Registration" is hereby amended and supplemented as follows:

SECTION 1. Chapter 185-12 titled "Fees" shall be amended as set forth below, with underlined text indicating additions and text that has a strikethrough indicating deletions:

§ 185-12. Fees.

A. Payment of fees; amendment to fees.

(1) At the time of the filing of the registration form and prior to the issuance of a license, the owner or agent of the owner must pay a fee as ~~follows:~~ **per §80-16 C(4).**

~~**(a) An owner with 1 to 5 units: $50.**~~
~~**(b) An owner with 6 to 10 units: $100.**~~
~~**(c) An owner with 11 to 25 units: $175.**~~
~~**(d) An owner with 26 or more units: $250.**~~

(a) In addition to the fees permitted to be charged for inspection of rental housing pursuant to this chapter, each unit owner shall be charged an additional fee of $20 per unit inspected by a certified lead evaluation contractor or permit local agency for the purposes of the Lead Hazard Control Assistance Act, N.J.S.A. 52:27D-437.1 et al. concerning lead hazard control

work, unless the unit owner demonstrates that the Department of Community Affairs has already assessed an additional inspection fee of $20 pursuant to N.J.S.A. 52:27D-437.10. In a common interest community, any inspection fee charged pursuant to this subsection shall be the responsibility of the unit owner and not the homeowners association unless the association is the owner of the unit. The fees collected pursuant to this subsection shall be deposited in the Lead Hazard Control Assistance Fund pursuant to N.J.S.A. 52:27D-437.4.
[Added 9-27-2023 by Ord. No. 18-2023]

(2) A Township Council resolution may amend the fees listed above.

B. If the owner of the property is a senior citizen who resides in a unit of the property and rents out the remaining unit and would otherwise qualify under the State of New Jersey property tax deduction under N.J.S.A. 54:4-8.41, there shall be no fee.

C. If any fee is not paid within 30 days of its due date, a late fee ~~surcharge of $15~~ **as per 80-16 C(4)** shall be paid or the prevailing rate as set forth in the applicable resolution of Township Council will be assessed.

SECTION 2: Except as set forth in Section 1 above, the balance and remainder of the Code of the Township of Washington shall not be affected by this Ordinance.

SECTION 3: All Ordinances, Plans, Plan Amendments or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4: If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 5: This Ordinance shall take effect thirty (30) days after final passage by Council or twenty (20) days after approval by the mayor, whichever comes first.

INTRODUCTION: May 6, 2026

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Del Borrello			X				
Brown			X				
Pasqualone			X				
Harris		X	X				
Yerkes	X		X				

TOWNSHIP OF WASHINGTON

By: Donald C. Brown Jr.
Donald C. Brown Jr., Council President

I do hereby attest the above Ordinance **0018-2026** was introduced at the Township of Washington Meeting of the Township Council on May 6, 2026. A public hearing and adoption will occur on May 20, 2026 at 6:00 PM.

ATTEST:

By: Christine Ciallella
Christine Ciallella, RMC, CMR
Township Clerk

ADOPTION: May 20, 2026

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Del Borrello			X				
Brown	X		X				
Pasqualone			X				
Harris			X				
Yerkes		X	X				

I do hereby attest the above Ordinance **0018-2026** was adopted at the Township of Washington Meeting on May 20, 2026 by Township Council after a public hearing on May 20, 2026. Said Ordinance shall take effect in accordance with law.

ATTEST:

By: Christine Ciallella
Christine Ciallella, RMC, CMR
Township Clerk

On this 21 day of MAY 2026, I hereby approve the above Ordinance **0018-2026**.

Anthony DellaPia, Mayor