

# TOWNSHIP OF MAPLEWOOD



## ORDINANCE

# 2737-13

**AN ORDINANCE  
TO MODIFY  
THE FREQUENCY OF  
RENTAL INSPECTIONS AND TO AMEND  
CHAPTER 209  
OF THE CODE  
OF THE TOWNSHIP OF MAPLEWOOD  
ENTITLED  
"RENTAL PROPERTIES"**

*"Interpretive Statement"*

*This ordinance will modify the frequency within which rental units must be inspected within the Township of Maplewood.*

**WHEREAS**, the Maplewood Building Department has made a recommendation to the Maplewood Township Committee concerning the frequency of rental unit inspections; and

**WHEREAS**, the Maplewood Township Committee has determined to adopt the recommendation of the Maplewood Building Department.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Maplewood, County of Essex, State of New Jersey that:

**FIRST:** Each rental unit shall be inspected at least once every twenty-four (24) month period. If there are reported issues within a unit or building then the subject site shall be inspected once every twelve (12) month until two (2) inspections have passed without critical or major issues.

**SECOND:** Chapter 209 of the Code of the Township of Maplewood entitled "Rental Properties" be amended as follows: Chapter 209-28 Periodic Inspections be amended to read:

A. Each rental unit shall be inspected at least once every twenty-four-month period. If there are reported issues within a unit or building then the subject site shall be inspected once every twelve (12) month until two inspections have passed without critical or major issues. Appointments for inspections shall be scheduled at reasonable times and upon notice to the owner and tenant.

All other sections and subsections shall remain unchanged.

**SECOND: Severability**

If any section, paragraph, subparagraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the specific section, paragraph, subparagraph, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

**THIRD: Repeal of Prior Ordinances**

Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance be and the same are hereby repealed to the extent of any such inconsistencies.

**FOURTH: Effective Date**

This Ordinance shall take effect after final passage and publication and as provided by law.

**PUBLIC NOTICE** is hereby given that the foregoing proposed Ordinance was introduced and read by title for the first time at a meeting of the Township Committee of the Township of Maplewood, held on Oct. 15, 2013, and that Committee met again on Mon, Nov. 4, 2013 at the Municipal Building, 574 Valley Street, Maplewood, New Jersey, at which time and place the Committee proceeded to consider the said Ordinance on second reading and final passage.

**ELIZABETH J. FRITZEN, R.M.C.**  
Township Clerk