

**BOROUGH OF CAPE MAY POINT  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**ORDINANCE NO. 01-2023**

**AN ORDINANCE AMENDING CHAPTER 126 “RENTAL LICENSES” OF THE CODE  
OF THE BOROUGH OF CAPE MAY POINT**

**WHEREAS**, Chapter 126 of the Code of the Borough of Cape May Point regulate the Rental Permit process; and

**WHEREAS**, due to a New Jersey state law, all rental properties must register with the municipality and provide proof of certain minimum liability insurance, the Board of Commissioners wishes to increase the annual rental permit fee to compensate for additional processing time; and

**WHEREAS**, the Borough wishes to change the license year to May 1<sup>st</sup> to April 30<sup>th</sup> to ensure there is adequate time to effectively process the applications and allow adequate time for code enforcement during the height of the summer season; and

**WHEREAS**, the Board of Commissioners has decided to waive the additional \$50 in 2023 to off-set the loss of one month~~s~~ from the 2022-2023 license year.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, the governing body thereof, that Chapter 126 “Rental Licenses” be and is hereby amended as follows (additions in underline, deletions in ~~striketrough~~):

**SECTION I**

126-3        DEFINITIONS.

LICENSE YEAR

Shall mean ~~the license year shall mean June 1<sup>st</sup> to May 31<sup>st</sup>~~ May 1<sup>st</sup> to April 30<sup>th</sup> of the following year or any portion thereof.

126-7        PROCEDURE FOR OBTAINING LICENSE.

The owner of a rental until shall submit to the Licensing Clerk a registration form, ~~and a license application together with the required fee to the Licensing Clerk, and a copy of the liability insurance certificate or insurance policy declaration page covering the property, the amount of which shall be, at minimum, that which is required by the laws of the State of New Jersey.~~

126-12 LICENSE TERM.

The license term shall be from ~~June 1<sup>st</sup> to May 31<sup>st</sup>~~ May 1<sup>st</sup> to April 30<sup>th</sup>.

126-14 FEES.

126-14.1 Rental License Registration Fees.

a. Rental Properties:

~~\$150.00~~ \$200.00 per unit if license purchased on or before April 30<sup>th</sup> May 31<sup>st</sup> or ~~\$250.00~~ \$300.00 thereafter. If a property owner purchases a property after April 30<sup>th</sup> and wishes to begin renting the property, the initial registration fee will be \$200.00.

b. Hotels, Motels, Multiple Dwellings and Retreat Lodging Facilities:

~~\$150.00~~ \$200.00 per unit for up to three (3) units in one (1) structure if the license is purchased on or before April 30<sup>th</sup> May 31<sup>st</sup> or \$250.00 per unit thereafter. And in either case \$50.00 for each additional unit exceeding three (3).

126-15 VIOLATIONS AND PENALTIES.

a. Any person, firm, association, or corporation violating any of the provisions of this chapter shall, upon conviction, be subject to one or more of the following:

1. A fine not to exceed the sum of \$1,000 for each separate violation for which they are convicted; and/or
2. A period of community service for a period not exceeding 90 days.

**SECTION 2**

All ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 3**

Should any provision of this ordinance be deemed invalid for any reason that invalidity shall not affect the remaining provisions of the ordinance, and the provisions and sections of the ordinance are hereby declared to be severable with respect to their validity.

**SECTION 4**

After introduction and passage upon first reading, this ordinance shall be referred to the Planning Board of the Borough of Cape May Point for review and comment in accordance with the Municipal Land Use Law.

**SECTION 5**

This ordinance shall take effect twenty (20) days after final passage, according to

law.

<b>Final Adoption Vote</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Busch						
Moffatt						
vanHeeswyk						

ATTEST:

\_\_\_\_\_  
Elaine L. Wallace  
Borough Clerk

\_\_\_\_\_  
Catherine Busch, Commissioner

\_\_\_\_\_  
Anita vanHeeswyk, Commissioner

\_\_\_\_\_  
Robert Moffatt, Mayor

FIRST READING: February 9, 2023  
PUBLICATION: February 15, 2023  
PUBLIC HEARING: March 9, 2023  
PUBLICATION: March 15, 2023