

ORDINANCE 23 – 2022

AN ORDINANCE AMENDING CHAPTER 76, RENTAL PROCEDURES, OF THE CODE BOOK OF THE BOROUGH OF CLAYTON BY ADDING A NEW ARTICLE TO BE ENTITLED “PROOF OF LIABILITY INSURANCE FOR OWNERS OF RENTAL UNIT(S)”

WHEREAS, the Borough of Clayton maintains registration and maintenance requirement for residential rental housing within the Borough pursuant to Chapter 76 of the Code Book; and

WHEREAS, pursuant to P.L. 2022, Chapter 92, owners of a rental unit or units, and owners of a multi-family homes of four or fewer units, one of which is owner occupied, shall maintain liability insurance and shall annually register the Certificate of Insurance demonstrating compliance with Section 2 of P.L. 2022, Chapter 92, with the municipality in which the rental units, or multi-family home is located.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Clayton, County of Gloucester and State of New Jersey that Chapter 76, Rental Procedures, be amended by adding a new article to be entitled “Proof of Liability Insurance for Owners of Rental Unit(s)” to read as follows:

Section 1.

- a. The owner of a rental unit or units shall maintain liability insurance for negligent acts and omissions in an amount of not less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.
- b. The owner of multi-family home which is four or fewer units, one of which is owner-occupied, shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$300,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

Section 2.

- a. The owner of a rental unit or units, and the owner of a multi-family home of four or fewer units, one of which is owner occupied, shall annually register the Certificate of Insurance demonstrating compliance with section 1 of this Article with the municipality in which the rental units or multi-family home is located.

Section 3.

- a. The Borough may enforce the registration provisions of this Article through a summary proceeding pursuant to the “Penalty Enforcement Law of 1999,” P.L. 1999, c. 274 (C.2A:58-10 et seq.), and may collect a fine of not less than \$500 but not more than \$5,000 against an owner who failed to comply with the provisions of this act.


Section 3. Repealer: All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

Section 4. Severability: Each section of this Ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void or ineffective, shall not be deemed to affect the validity or constitutionality of any other sections or parts hereof.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately upon final passage and publication as required by law

BOROUGH OF CLAYTON

ATTEST:



Christine Newcomb, Borough Clerk



Thomas Bianco, Mayor

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NOTICE OF INTRODUCTION

BOROUGH OF CLAYTON

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UNIT(S)”**

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Borough Council of the Borough of Clayton, in the County of Gloucester, State of New Jersey, on November 10, 2022. It will be further considered for final passage, after public hearing thereon, at a meeting of the Borough Council to be held at the Municipal Building, 125 North Delsea Drive, Clayton, New Jersey on December 8, 2022 at 6:30 P.M. During the week prior to and up to and including the date of such meeting copies of the full ordinance will be available at no cost and during regular business hours, at the Borough Clerk's office for the members of the general public who shall request the same.



Christine Newcomb, Borough Clerk

NOTICE OF ADOPTION
BOROUGH OF CLAYTON, NEW JERSEY

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The foregoing Ordinance was finally adopted by the Mayor and Council of the Borough of Clayton on December 8, 2022.

Christine Newcomb
Borough Clerk