

**ORDINANCE 2025-09C**

**AN ORDINANCE AMENDING AN ORDINANCE ENTITLED, "CODE OF THE BOROUGH OF SHIP BOTTOM, COUNTY OF OCEAN, STATE OF NEW JERSEY, (1997)" AMENDING CHAPTER 5.44, WHICH PERTAINS TO RENTAL UNITS, AND AMENDING CHAPTER 5.06, WHICH PERTAINS TO CERTIFICATES OF OCCUPANCY AND APPROVAL, AND AMENDING CHAPTER 5.46, WHICH PERTAINS TO HOTEL AND MOTEL TAX, AND ADDING CHAPTER 2.33, WHICH PERTAINS TO A RENTAL PROPERTY OFFICER**

**STATEMENT OF PURPOSE**

This Ordinance amends Chapter 5.44 to adopt regulations and fees relating to the short-term rental of residential properties, amends Chapter 5.06 to require a certificate of occupancy for the rental of residential properties, amends Chapter 5.46 to add a transient accommodation tax, and adds Chapter 2.33 to create the position of rental property officer.

**SECTION I**

Article III of Chapter 5.44 is added as follows.

Article III Short-Term Residential Rentals

§5.44.090 Purpose.

The Borough finds and declares that the short-term rental of residential dwelling units benefits the community by affording owners of such units the ability to garner additional income from their real property to diminish the financial burden of carrying costs and maintenance expenses related to the property, as well as providing travelers with an alternative option for accommodations, thereby promoting the local travel and tourism industry and contributing to the economic vitality of the Borough. Notwithstanding those benefits, the Borough also finds and declares that certain transitory uses of residential property tend to affect the residential character of the community, and, if unregulated, can be injurious to the health, safety, and welfare of the community.

The purposes of this Article are to: (i) balance the rights of the owners of residential dwelling units proposed for short-term rental use and the business community affected by the allowance and existence of short-term rentals; (ii) protect the public health, safety, and general welfare of individuals and the community at large; (iii) provide for an organized and reasonable process for the short-term rental of certain defined classifications of residential dwelling units; (iv) monitor and provide a reasonable means for the mitigation of impacts created by such transitory uses of residential properties; (v) preserve and protect the long-term housing market stock; (vi) implement rationally based and reasonably tailored regulations to protect the integrity of the residential neighborhoods, and (viii) ensure that the short-term rental property inventory satisfies basic property maintenance standards, in order to protect the safety of occupants and the citizens.

§5.44.100

In accordance with State law, a municipality may make and enforce within its limits all ordinances and regulations not in conflict with general laws, as it may deem necessary and proper for the good government, order, and protection of persons and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants.

§5.44.110 Definitions.

As used in this Article, the following terms shall have the meanings indicated as follows.

**HOTEL**

Establishments as defined in N.J.A.C. 18:24-3.4, as amended from time to time.

**OWNER**

An individual or entity holding title to a property proposed for short-term rental, by way of a legally recorded Deed.

### **OWNER-OCCUPIED**

The owner of the property resides in the short-term rental property ("STRP"), or in the principal residential unit with which the STRP is associated on the same lot and identifies same as his or her principal residence. If the owner of the property is an entity other than an individual or individuals, then at least 1 principal or member of the owner entity must reside in the STRP, or in the principal residential unit with which the STRP is associated on the same lot and identify same as his or her principal residence.

### **PRINCIPAL RESIDENCE**

The address: (i) where at least one of the property owners spends the majority of his or her non-working time; (ii) which is most clearly the center of his or her domestic life; (iii) which is identified on his or her driver's license or state identification card as being his or her legal address; (iv) which is shown on the front page of his or her most recent Federal 1040 tax return; and (v) which is shown on a bank statement within the past 3 months. All the above requirements must be met in order for an address to constitute being a principal residence.

### **PROPERTY**

A parcel of real property located within the boundaries of the Borough.

### **RESPONSIBLE PARTY**

The STRP owner and a person (property manager) designated by the owner to be called upon and be responsible at all times during the period of a short-term rental and to answer for the maintenance of the property, or the conduct and acts of occupants of the short-term rental property, and, in the case of the property manager, to accept service of legal process on behalf of the owner of the short-term rental property.

### **SHORT-TERM RENTAL ("STR")**

The accessory use of a dwelling unit for occupancy by someone other than the unit's owner or permanent resident for a period of 30 or less consecutive days, up to a cumulative total period of not to exceed 180 days in a calendar year, which dwelling unit is regularly used and kept open as such for the lodging of guests, and which is advertised or held out to the public as a place regularly rented to transient occupants.

### **SHORT-TERM RENTAL PROPERTY ("STRP")**

A residential dwelling unit that is used and/or advertised for rent as a short-term rental by transient occupants as guests. Dwelling units rented to the same occupant for more than 30 continuous days, licensed Bed and Breakfast establishments, licensed rooming or boarding houses, hotels, and motels shall not be considered STRP.

### **SHORT-TERM RENTAL PROPERTY AGENT**

Any New Jersey licensed real estate agent or other person designated and charged by the owner of a short-term rental property, with the responsibility for making the STR application on behalf of the owner and fulfilling all the obligations in connection with completion of the STRP license application process on behalf of the owner. Such person shall be available for, and responsive to contact on behalf of, the owner at all times.

### **TRANSIENT OCCUPANT**

Any person or a guest or invitee of such person, who, in exchange for compensation, occupies or is in actual or apparent control or possession of residential property, which is either: (i) registered as a short-term rental property; or (ii) satisfies the definition of a STRP. It shall be a rebuttable presumption that any person who holds themselves out as being an occupant or guest of an occupant of the short-term rental is a transient occupant.

§5.44.120 Properties subject to and exempt.

- A. STR's shall be licensed to be conducted in the following classifications of property.
1. Condominium units, where the condominium association bylaws or master deed license a STR.
  2. Individually or collectively owned single-family residences.
  3. Up to 2 separate units within a 2-family residential dwelling, where 1 of the 2 units is occupied by the owner.
  4. Not more than 2 separate units in any multifamily residential dwelling.
  5. Not more than 2 bedrooms within a single-family residential dwelling unit, where the bedrooms share common kitchen and bathroom facilities with the occupant of the dwelling unit.
- B. Notwithstanding the provisions of Subsection B above, STR's shall not be licensed in boarding or rooming houses, dormitories, foster homes, adult family care homes, assisted living facilities, community residences for developmentally disabled persons, community shelters for victims of domestic violence, or nursing homes. Further, short term rental of the following properties is prohibited.
1. Condominiums or townhomes, where the condominium association by-laws or master deed, or condominium rules and regulations, do not license such short-term rental of condominium units in the development.
  2. 1 or more rooms within a single-family, 2-family, or multi-family residential dwelling unit, where the room shares common kitchen and bathroom facilities with the occupant(s) of the dwelling unit in which it is located. The entire single-family, full unit in a 2-family, or full unit in a multifamily must be fully rented to qualify as a STRP.
- C. The following do not qualify as a privately-owned residential dwelling unit,, and, therefore, do not need to obtain a STRP: any hotel, motel, studio hotel, rooming house, dormitory, public or private club, bed and breakfast inn, convalescent home, rest home, home for aged people, foster home, halfway house, transitional housing facility, or other similar facility operated for the care, treatment, or reintegration into society of human beings; any housing owned or controlled by an educational institution and used exclusively to house students, faculty, or other employees with or without their families; any housing operated or used exclusively for religious, charitable, or educational purposes; or any housing owned by a governmental agency and used to house its employees or for governmental purposes.
- D. A property owner shall be able to transfer a legal STR to family, an estate, etc., upon death and not lose the rights vested as per this Article.
- E. In no event shall an STRP be rented to a primary occupant younger than 21 years of age. The primary occupant of all STR's executing the agreement between the owner and the occupant must be over the age of 21 and must be the party who will actually occupy the property during the term of the short-term rental. The primary occupant may have guests under the age of 21 who will share and occupy the property with them. Both the primary occupant executing the STR agreement and the STRP owner shall be responsible for compliance with this provision and shall both be liable for a violation where the property is not occupied by at least 1 adult over the age of 21 during the term of the STR.

§5.44.130 License; application; certificate of occupancy.

- A. In addition to compliance with all land use requirements, the owner/operator of a STRP shall file an application and secure a STR license with the Rental Property Officer or designee before renting or advertising for rent any STRP. No person or entity shall operate a STRP or advertise a residential property for use as a STRP without the owner/operator of the property having obtained a license.

- B. No STR license issued under this Article may be transferred or assigned or used by any person or entity other than the owner to whom it is issued, or at any property location or dwelling unit other than the property for which it is issued.
- C. The STR license shall be valid for the calendar year in which it is issued and all licenses shall expire on December 31st. An STR license and rental Certificate of Occupancy shall be required annually.
- D. Applications for a zoning license and a rental Certificate of Occupancy for the STRP shall also be required.
- E. The STR license shall expire automatically when the STRP changes ownership, and a new initial application and first-time registration fee shall be required in the event the new owner intends to use the property as a STRP. A new application and first-time registration fee shall also be required for any STR that had its STR license revoked or suspended. The STR license holder shall update and provide the Borough with information required by this Article that changes at any time during the term of the STR license. The STR license holder shall provide the Borough with the changed information within 2 business days of the change.
- F. The STR license application shall include the following.
1. The name, address, telephone number, and email address of the owner(s) of record of the dwelling unit for which a license is sought. If such owner is not a natural person, the application must include and identify the names of all partners, officers, and/or directors of any such entity, and the personal contact information, including address, telephone numbers, as well as email address for each of them.
  2. The address of the unit to be used as a STRP.
  3. A copy of the driver's license or state identification card of the owner of the STRP, confirming that the property is the principal residence of the owner making application for the STR license, and proof of the owner's current ownership of the STRP.
  4. The name, address, telephone number and email address of the STRP agent and responsible party, which shall constitute his or her 7 day a week, 24-hour a day contact information and written certifications from the STRP agent and responsible party that they agree to perform all of the respective duties specified in this Article.
  5. The number and location of all parking spaces available to the STRP, which shall include the number of legal off-street parking spaces and on-street parking spaces directly adjacent to the STRP pursuant to site plan approval and/or the Borough Code. The owner shall certify that every effort will be made to avoid and/or mitigate issues with on-street parking in the neighborhood in which the STR is located, resulting from excessive vehicles generated by the short-term rental of the property, to avoid a shortage of parking for residents in the surrounding neighborhood.
  6. The owner's agreement that all renters of the STRP shall be limited to 1 vehicle per 2 occupants in the STRP.
  7. The owner's agreement to use his or her best efforts to ensure that use of the STRP by all transient occupants will not disrupt the neighborhood and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties.
  8. The owner's agreement to provide upon request full access to their online listing provider to affirm and validate compliance with this Section.
  9. For a condominium STR license application, a letter of approval by the condominium association must be submitted with the application.

10. A zoning license, which states that the premises are not occupied or used in violation of the Borough Code shall be required.
11. Proof of general liability insurance in a minimum amount of \$500,000.

#### §5.44.140 Fees

- A. The STR fees are as follows.
  1. Original short-term rental license: \$500.00.
  2. Rental application fees: \$325 for first year (in addition to license fee); \$225 each subsequent renewal year.
  3. Annual rental inspection fee: \$100.
  4. The total of the foregoing for the initial year is \$925.00 and the total for each renewal year is \$325.00.
  5. A reinspection fee of \$85 shall apply for each failed reinspection.
- B. The license fee set forth herein includes the fees for those applications.
- C. The fees shall be non-refundable, including in the event the application is denied.

#### §5.44.150 Issuance and appeal procedure.

- A. Once a completed application is submitted, the Rental Property Officer or designee, following any necessary investigation for compliance with this Article, shall either issue the STR license and Certificate of Occupancy, or issue a written denial of the license application (with the reasons for such denial being stated therein), within 10 business days.
- B. If denied, the applicant shall have 10 business days to appeal in writing to the with the Municipal Clerk. Within 30 days thereafter, the Public Building and Ground Committee or their designee shall hear and decide the appeal. Any further appeal thereafter shall be made to the Superior Court of New Jersey.
- C. A license shall only be issued upon compliance with this Article, confirmation there are no outstanding violations or open construction licenses relating to the STRP, and confirmation that taxes and water and sewer charges on the STRP are current. All fines or penalties issued by the Municipal Court for any past code violations relating to the STRP, including penalties for failure to appear in Court, must be satisfied in full prior to the issuance of a STR license.

#### §5.44.160 General regulations.

- A. All STR's must comply with the Borough Code and applicable rules and regulations.
- B. A dwelling unit shall be limited to a single STR contract at a time.
- C. The owner of a STRP shall not install any advertising or identifying mechanisms, such as signage, including lawn signage, identifying the property for rent as a STRP, except that the owner may display 1 sign inside of a window of the STRP that complies with the size regulations set forth in §16.52.130.
- D. The owner of a STRP shall post the following information on a poster or sign in a prominent location in the living area or kitchen on the first residential floor within the STRP.
  1. Owner name; if owner is an entity, the name of a principal in the entity, and phone number for the owner (individual).

2. The names and phone numbers for the responsible party and the STR agent.
  3. The phone numbers for the Borough Police Department, the Surf City EMS, Ship Bottom Fire Department, and the Borough Department of Code Enforcement.
  4. The maximum number of parking spaces available and permitted by site plan and/or Borough Code on site.
  5. Trash and recycling pick-up day, and all applicable rules and regulations regarding trash disposal and recycling.
  6. Notification that a guest, transient occupant, the STRP agent, the responsible party, and/or STRP owner may be cited or fined for violations.
- E. In the event any complaints are received by the Borough regarding the STR and/or the transient occupants in the STRP, and the owner of the STRP is unreachable or unresponsive, both the responsible party and the STR agent listed in the STR license application shall have the responsibility to take any action required to properly resolve such complaints, and shall be authorized by the STRP owner to do so.
- F. While a STRP is rented, the owner, the STR agent, or the responsible party shall be available 24 hours per day, 7 days per week for the purpose of responding within 2 hours to complaints regarding the condition of the STRP, maintenance of the STRP, operation of the STRP, or conduct of the guests at the STRP, or nuisance complaints from the Police Department or neighbors, arising by virtue of the STRP.
- G. If the STRP is the subject of 3 or more civil and/or criminal complaints, the Rental Property Officer or designee may revoke the STR license issued for the STRP, in which case, the STRP may not be the subject of a new STRP license application for 1 following the date of revocation of the license.
- H. Failure to secure a STR license prior to advertising the STRP in print publications or newspapers, on any internet-based booking platforms, or online, and/or in the MLS or other real estate listing of a real estate agent licensed by the NJ State Real Estate Commission, shall be equivalent to operation of the STRP without a license. The STRP owner/license holder shall publish the STR license number issued in every print, digital, or internet advertisement, and in the Multiple Listing Service ("MLS") or other real estate listing of a real estate agent in which the STRP is advertised for rent.
- I. The person offering a dwelling unit for STR use must be the owner of the dwelling unit. A tenant of a property may not apply for a STR license, nor shall the property or any portion thereof be sub-leased by the tenant on a short-term basis or operated as a STRP by the tenant. This STRP regulation shall supersede any conflicting provision in a private lease agreement licensing sub-leasing of the property, or any portion of the property.
- J. In the event the Borough receives 3 complaints concerning excessive vehicles belonging to the transient occupants of a STRP, the STR license for the property is subject to suspension or revocation by the Rental Property Officer or designee.
- K. STR license holders shall not operate during a period of suspension or revocation until such time as the period of suspension or revocation has ended, and the STRP owner is formally notified that they may resume operation. Any appeal of the determination to suspend or revoke a short-term rental license shall be made to the Superior Court of New Jersey.
- L. Each and every time there is a change of occupancy by transient occupants during the year when the license is active, the STRP owner, or STRP agent must provide the Borough with information as to the identity of all transient occupants who will be occupying the STRP on a form to be made available by the Rental Property Officer or designee or in electronic format on the Borough website. The intent is the Borough shall have basic identifying information of all occupants of the STRP

at all times, which information shall include the occupant's or occupants' names and ages and the dates of the commencement and expiration of the term of each short-term rental period of the respective occupant(s).

§5.44.170 Enforcement.

The duty of administering and enforcing the provisions of this Article is conferred upon the Municipal Clerk, Rental Property Officer, Code Enforcement Officer, Construction Official, Zoning Officer, LBI Health Department, Police Department, and any other duly appointed representatives.

§5.44.180 Violations and penalties.

- A. A violation of any provision of the within Article may subject the STRP owner, transient occupant(s), the STRP agent, and the responsible party or their agents to the penalties set forth in Chapter 1.08, General Penalty.
- B. Any STRP owner convicted of 3 separate violations of any rule in this Article shall be banned from operating an STRP in the Borough for a period of 2 years following the date of the 3<sup>rd</sup> conviction.
- C. The STRP owner, transient occupant(s), the STRP rental agent and the responsible party or their agents shall have 2 hours to cure any reported violation. Should the violation not be cured within the 2-hour period, a summons shall be issued.
- D. Failure of transient occupants to comply with the Borough Code and all applicable rules and regulations shall subject the transient occupants, the owner of the STRP, the responsible party, and the STR agent to the issuance of fines and/or penalties and the possibility of the revocation or suspension of the STR license.
- E. Failure to comply with any provision of this Article may result in suspension or permanent revocation of the STRP.
- F. Nothing provided herein shall be deemed or construed to limit the authority or ability of the Borough to seek civil injunctions to prohibit violations of this article or any other lawful remedy, in addition to the criminal penalties set forth in this Article.

**SECTION II**

§15.06.010A and B6 and 7 are added as follows.

- A. It is unlawful to license the use and/or occupancy of any structure or part thereof until a Certificate of Occupancy has been issued by the code enforcement officer for a Transfer of Title Certificate of Occupancy or any change in occupancy and rental Certificate of Occupancy or by the construction official for all other Certificates of Occupancy in accordance with this chapter and the Uniform Construction Code, as applicable.
  - 6. As a condition of a short-term rental license and change in occupancy as required by Chapter 5.44.
  - 7. Prior to renting and change in occupancy of any residential property for a term longer than a short-term rental as defined in Chapter 5.44.

**SECTION III**

Chapter 5.64 is repealed and replaced as follows.

**Chapter 5.64 Hotel, Motel, and Transient Accommodation Tax**

§5.64.010 Purpose.

It is the purpose of this chapter to implement the provisions of P.L. 2003, c. 114, which authorizes the governing body of a municipality to adopt an ordinance imposing a tax at a

uniform percentage rate not to exceed 3% on charges of rent for every occupancy on or after July 1, 2004, of a room or rooms in a hotel and motel subject to taxation pursuant to Subsection (d) of Section 3 of P.L. 1966, c. 40 (N.J.S.A. 54:32B-3) which shall be in addition to any other tax or fee imposed pursuant to statute or local ordinance or resolution by any governmental entity upon the occupancy of a hotel room.

§5.64.020 Hotel and motel occupancy tax.

There is hereby established a hotel and motel room occupancy tax, which shall be fixed at a uniform percentage rate of 3% on charges of rent for every occupancy of a hotel room in the Borough of a room or rooms in a hotel subject to taxation pursuant to Subsection (d) of Section 3 of P.L. 1966, c. 40, N.J.S.A. 54:32B-3 (sales tax).

§5.64.030 Transient accommodation tax.

- A. The provisions set forth pursuant to P.L. 2018, c. 49, are hereby adopted, which provisions authorize a municipality to establish a tax on transient accommodation occupancies, targeting, but not limited to, such accommodations conveyed by transient space marketplaces.
- B. There is hereby established a transient accommodation occupancy tax, which shall be fixed at a uniform percentage rate of 3% on charges of rent for every occupancy of a transient accommodation obtained through a transient space marketplace, subject to taxation pursuant to P.L. 2018 c. 49. This tax shall not limit, abridge, or supplant any other tax lawfully assessed pursuant to the Federal Tax Code, or the laws of the State of New Jersey, and shall be in addition to any such tax.
- C. As used in this Section, the following terms shall have the meanings indicated.

**OBTAINED THROUGH A TRANSIENT SPACE MARKETPLACE**

That payment for the accommodation is made through a means provided by the marketplace or travel agency, either directly or indirectly, regardless of which person or entity receives the payment, and where the contracting for the accommodation is made through the marketplace or travel agency.

**TRANSIENT ACCOMMODATION**

Is hereby defined in comport with P.L. 2018, c. 49, as a room, group of rooms, or other living or sleeping space for the lodging of occupants, including but not limited to residences or buildings used as residences, for any period less than 90 consecutive days, that is obtained through a transient space marketplace or is a professionally managed unit. This ordinance is adopted under the strength of P.L. 2018, c. 49, and the definition of transient accommodation shall be construed in accordance with that law. Transient accommodation shall not be construed to mean: a room, group of rooms, or other living or sleeping space used as a place of assembly, or a hospital, nursing home, or other similar residential facility of a provider of services for the care, support, and treatment of individuals that is licensed by the State.

**TRANSIENT SPACE MARKETPLACE**

A marketplace or travel agency through which a person may offer transient accommodations to customers and through which customers may arrange for occupancies of transient accommodations. Transient space marketplace does not include a marketplace or travel agency that exclusively offers transient accommodations in the State owned by the owner of the marketplace or travel agency.

- D. Collection of transient accommodation tax.
  - 1. This tax shall be collected on behalf of the Borough by the person collecting receipts, charges, or rent from the customer.

2. Each person required to collect a tax imposed by the Section shall be personally liable for the tax imposed, collected, or required to be collected hereunder. Any such person shall have the same right in respect to collecting the tax from a customer as if the tax were a part of the rent and payable at the same time; provided, however, that the chief financial officer of the Borough shall be joined as a party in any action or proceeding brought to collect the tax.
3. Notwithstanding any other provision of law or administrative action to the contrary, transient space marketplaces shall be required to collect and pay on behalf of persons engaged in the business of providing transient accommodations located in this State the tax for transactions solely consummated through the transient space marketplace.

§5.64.040 Tax in addition to other taxes and fees.

The taxes required by this Chapter shall be in addition to any other tax or fee imposed pursuant to statute or local ordinance or resolution by any governmental entity.

§5.64.050 Tax in addition to other taxes and fees.

In accordance with the requirements of P.L. 2003, c. 114, the following shall apply.

- A. All taxes imposed by this chapter shall be paid by the purchaser.
- B. A vendor shall not assume or absorb any tax imposed by this Chapter.
- C. A vendor shall not in any manner advertise or hold out to any person or to the public in general, in any manner, directly or indirectly, that the tax will be assumed or absorbed by the vendor, that the tax will not be separately charged and stated to the customer or that the tax will be refunded to the customer.
- D. Each assumption or absorption by a vendor of the tax shall be deemed a separate offense, and each representation or advertisement by a vendor for each day that the representation or advertisement continues shall be deemed a separate offense.
- E. The penalty for violation of the foregoing provisions shall be \$1,250 for each offense.

§5.64.050 Collection of tax.

The tax imposed by this Chapter shall be collected on behalf of the Borough by the person collecting the rent. Each person required to collect the tax herein imposed shall be personally liable for the tax imposed, collected, or required to be collected hereunder. Any such person shall have the same right in respect to collecting the tax from a customer as if the tax were a part of the rent and payable at the same time; provided that the chief financial officer of the Borough shall be joined as a party in any action or proceeding brought to collect the tax.

#### SECTION IV

Chapter 2.33 is adopted as follows.

#### Chapter 2.33 Rental Property Officer

§2.32.010 Appointment term.

The rental property officer shall be appointed by the mayor with the advice and consent of council to serve for a term of 1 year. Prior to his or her appointment, he or she shall provide a copy of his or her resume setting forth his or her qualifications and experience to perform the duties of code enforcement official to the Borough clerk.

§2.32.020 Duties.

The rental property officer shall perform the following duties.

- A. Enforce the rental property regulations set forth in the Borough Code.
- B. Act as a designee of the Code Enforcement Official and possess all of the powers set forth in Chapter 2.32.

**SECTION V**

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

**SECTION VI**

If any word, phrase, clause, section, or provision of this ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal, or unconstitutional, such word, phrase, clause, section, or provision shall be severable from the balance of the ordinance and the remainder of the ordinance shall remain in full force and effect.

**Effective date.**

This ordinance shall take effect after final adoption and publication as required by law.

**NOTICE**

Public Notice is hereby given that the foregoing Ordinance was introduced and passed on the first reading at a regular meeting of the Mayor and Council of the Borough of Ship Bottom, County of Ocean, State of New Jersey, held on Tuesday, November 25, 2025, at 6:30 p.m.

Further public notice is hereby given that said ordinance shall be considered for final passage and adoption at a regular meeting of the Mayor and Council to be held on December 30, 2025, at 6:30 p.m. at the Municipal Building, 1621 Long Beach Boulevard, Ship Bottom, New Jersey 08008.

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**Kristy Correnti, RMC**  
Municipal Clerk

**CERTIFICATION**

**I, KRISTY CORRENTI, RMC**, Municipal Clerk for the Borough of Ship Bottom do hereby certify that the foregoing Ordinance \_\_\_\_\_ was duly adopted by the Mayor and Council at the meeting held on \_\_\_\_\_, \_\_\_\_\_, 2025, at 4:00 p.m.

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**Kristy Correnti, RMC**  
Municipal Clerk

- A. Enforce the rental property regulations set forth in the Borough Code.
- B. Act as a designee of the Code Enforcement Official and possess all of the powers set forth in Chapter 2.32.

#### SECTION V

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

#### SECTION VI

If any word, phrase, clause, section, or provision of this ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal, or unconstitutional, such word, phrase, clause, section, or provision shall be severable from the balance of the ordinance and the remainder of the ordinance shall remain in full force and effect.

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**Kristy Correnti, RMC**  
Municipal Clerk



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Section 1

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Section 2

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Section 3

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