

THE TOWNSHIP OF SOUTH ORANGE VILLAGE

ORDINANCE #2024-17

NOTICE IS HEREBY GIVEN, that the following entitled Ordinance was duly considered and adopted after public hearing by the Village Council of South Orange Village at their special meeting held on September 9, 2024 during a virtual (call-in) meeting utilizing the Cisco WebEx Audio/Video Conferencing System. The following ordinance was adopted:

2024-17 AN ORDINANCE OF SOUTH ORANGE VILLAGE AMENDING AND RESTATING VILLAGE CODE CHAPTER 157 FIRE PREVENTION, SECTION 4 - INSPECTION AND REGISTRATION FEES AND AMENDING AND RESTATING CHAPTER 143 FEES, SECTION 10 - FIRE PREVENTION BY THE ADDITION OF EXPEDITED FEES AND MISSED APPOINTMENT FEES

WHEREAS, Expedited inspection requests to the Building Department for Certificates of Continued Occupancy have increased and require additional attention by the Building Department; and

WHEREAS, the Council wish to adopt guidelines to address these time sensitive requests.

NOW THEREFORE BE IT ORDAINED, by the Village Council of South Orange Village, a municipal corporation of New Jersey located in Essex County thereof, as follows:

SECTION 1. Section C(2) of Village Code Chapter 157-4 Inspections and Registration Fees shall be amended and restated in its entirety by the addition of subsections a. and b. as follows:

- 2. a. If an inspection is requested 10 business days or less prior to a closing date of a real estate transaction an Expedited Fee will be applied as set forth in Chapter 143 Fees.
- b. If an inspection appointment is scheduled and the Inspector cannot gain entry to the premises on the scheduled Inspection date, a Missed Appointment Fee shall be applied as set forth in Chapter 143 Fees.

SECTION 2. Village Code Chapter 143 Fees, Section 10 - Fire Prevention is amended and restated by the addition of Expedited Fees and Missed Appointment Fees as follows:

[143-10 Fire Prevention](#)

Description	Code Section	Fee
Type 1-4 Life Hazard Use Fee	§ <u>157-4A</u>	Fee in accordance with N.J.A.C. 5:70-2.9(a)
Type 1-4 Uniform Fire Code Permit Application Fee	§ <u>157-4C</u>	Fee in accordance with N.J.A.C. 5:70-2.9(c)

Annual Registration Fees/ Non-Life Hazard Uses		
Up to 999 square feet	§ 157-4B	\$75.00
1,000 to 4,999 square feet	§ 157-4B	\$150.00
5,000 to 9,999 square feet	§ 157-4B	\$225.00
10,000 to 14,999 square feet	§ 157-4B	\$300.00
15,000 to 19,999 square feet	§ 157-4B	\$375.00
20,000 square feet and up	§ 157-4B	\$450.00
The Following require additional inspection fee:		
Eating establishments, 1 to 49 persons, seated or takeout only	§ 157-4C	\$25.00
Dormitories, other than life-hazard uses		
Under 100 Occupants	§ 157-4C	\$75.00
100 to 399 Occupants	§ 157-4C	\$100.00
400 or more occupants	§ 157-4C	\$150.00
Apartment dwellings which are not high-rise:		
4 to 8 units	§ 157-4C	\$75.00
8 or more units	§ 157-4C	\$150.00
Re-Inspection Fee:		
First Re-Inspection	§ 157-4C	No Fee
Second Re-Inspection	§ 157-4C	\$50.00
Third or more Re-Inspection	§ 157-4C	\$75.00
Requested Inspection Fees for Certificate of Continued Occupancy:		
One-Family	§ 157-4C	\$150.00
Two-Family	§ 157-4C	\$200.00

Multifamily, per dwelling unit	§ 157-4C	\$150 for 1st unit, \$125 for each additional unit.
First Re-inspection	§ 157-4C	\$50.00
Second Re-Inspection	§ 157-4C	\$50.00
Third or more Re-Inspection	§ 157-4C	\$75.00
Expedited Fees (In addition to Inspection and Re-Inspection Fees) Requests made within 5-10 Business Days: Requests made within 4 or Less Business Days:	§ 157-4C	\$50.00 \$100.00
Missed Appointment Fee	§ 157-4C	\$50.00
Smoke Detector Compliance Certificate Fee	§ 157-12F	\$50.00
Fire Watch Services		\$75/hour with 4 hour minimum
Requested Inspection Fees for Certificate of Habitability		\$175.00

SECTION 3. All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SECTION 4. This ordinance shall take effect upon final passage and publication as required by law.

SECTION 5. On passage this ordinance shall be codified.

Adopted: September 9, 2024

ATTEST:

Ojetti E. Davis, Village Clerk
South Orange Village