

THE TOWNSHIP OF SOUTH ORANGE VILLAGE

ORDINANCE #2023-12, THE TOWNSHIP OF SOUTH ORANGE VILLAGE

Notice is hereby given that the Introduction and First Reading of said ordinance was passed by the Board of Trustees at a meeting held on August 14, 2023, Second Reading and Public Hearing will be held to further consider the adoption of said ordinance on September 11, 2023 at 7:00p.m. via Virtual WebEx meeting. To access information on how to use WebEx to join the meeting, please click on the following link: <https://www.southorange.org/800/WebEx-FAQs> or contact the Clerk’s office 973.378.7715 ext.1. The Board of Trustees may adjourn the public hearing of this Ordinance to a date after September 11, 2023 without any further notice. The following ordinance was introduced:

2023-12 AN ORDINANCE OF THE TOWNSHIP OF SOUTH ORANGE VILLAGE AMENDING AND RESTATING TOWNSHIP OF SOUTH ORANGE VILLAGE CODE CHAPTER 254 – “RENTAL PROPERTY” WITH THE ADDITION OF SECTION 254-40 – “LEAD-BASED PAINT INSPECTION” AND AMENDING AND RESTATING CHAPTER 143-21 “RENTAL PROPERTY FEES” WITH THE ADDITION OF LEAD-BASED PAINT INSPECTION FEES

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

SECTION 1. Village Code Chapter 254, is hereby amended and restated with the addition of Section 40 as follows:

254-40 Lead Paint Inspection

- A. Definitions
- B. Applicability and Exemptions
- C. Inspections and Responsibilities
- D. Lead-based Paints Hazards
- E. Fees for Inspection
- F. Violations

SECTION 2.

Village Code Chapter 143-21 Rental Property Fees is hereby amended and restated with the addition of Lead-Based Paint Inspection Fees as follows:

143-21 Rental Property Fees

Description	Code Section	Fee
Rental property registration		
Multifamily rental properties (2 to 50 units)	§ 254-26A	\$175
Multifamily rental properties (51 + units)	§ 254-26A	\$250
Single-family rental properties	§ 254-26A	\$125
Rental property registration LATE FILING FEES		
Late fee – filing on September 2 up to and including October 31	§ 254-26A	\$100
Additional monthly late fee – for each calendar month beginning on or after November 1	§ 254-26A	\$50 monthly
Lead-Based Paint Inspections (owners may expect certain charges directly from Lead Evaluation Consultant)		

Dust wipe sampling per unit (up to 10 samples)	§ 254-40	Owners will be charged directly by contractor for all or some of these services
Dust wipe sampling for each sample taken over 10 samples	§ 254-40	
X-Ray Fluorescence Inspection (per unit) (optional)	§ 254-40	
Post remediation inspection/clearance per unit	§ 254-40	
Dust wipe sample – Post remediation (per sample)	§ 254-40	
Hard copy of report (optional) (digital copy provided free of charge)	§ 254-40	
Production of Lead Safe or Lead Free Certification and filing fee (per unit)	§ 254-40	\$30
Lead Hazard Control Assistance Act Mandatory Assessment (per unit)	§ 254-40	\$20

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.

Introduced: August 14, 2023

ATTEST:

Ojetti E. Davis, Village Clerk
TOWNSHIP OF SOUTH ORANGE VILLAGE