

**BOROUGH OF MENDHAM  
MORRIS COUNTY, NEW JERSEY**

**ORDINANCE #09-2024**

**ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS,  
STATE OF NEW JERSEY, AMENDING CHAPTER 161, RENTAL UNITS,  
AND CHAPTER 102, FEES AND RATE, OF THE BOROUGH CODE TO  
CENTRALIZE REFERENCES TO FEES**

**WHEREAS**, Section 161-4 of the Code of the Borough of Mendham establishes various inspection fees for rental units; and

**WHEREAS**, the Borough desires to amend Section 161-4 to remove specific dollar amounts and insert cross-references to Chapter 102-1, Schedule of fees and rates.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Mendham, County of Morris, State of New Jersey, as follows:

**SECTION 1.** Chapter 161, Rental Units, § 161-4, Filing of registration form; inspections; validity, of the Borough Code is hereby amended to read as follows:

- A. Apart from any zoning or other regulatory issues, the filing of the registration form in accordance with the requirements of § 161-3 and payment of an inspection fee as set forth in § 102-1 shall constitute a legally registered housing space with the Borough of Mendham and for purposes of legal proceedings in connection therewith.
- B. Upon change of ownership, occupancy or inception of a new tenancy, a new landlord-tenant registration form shall be filed together with a reinspection fee as set forth in § 102-1 to continue the legally registered housing space.
- C. Each housing space or rental dwelling in the Borough of Mendham shall be subject to an annual reinspection as to which a reinspection fee as set forth in § 102-1 shall be paid by the landlord. The reinspection shall take place 12 months after the initial landlord-tenant registration form is completed and the inspection is performed and certified to by the Designated Code Official.
- D. Each owner and/or its agent shall file a landlord certificate of Registration with the Borough Clerk as required by state law (N.J.S.A. 46:8-27 et seq.).

**SECTION 2.** Chapter 102, Fees and Rates, § 102-1, Schedule of fees and rates, Chapter 161, Rental Dwelling Units, of the Borough Code is hereby amended to read as follows:

<b>Chapter/Section</b>	<b>Service</b>	<b>Fee</b>
Chapter 161, Rental Dwelling Units [Added 4-12-2023 by Ord. No. 08-2023]		
§ 161-4A	Registration fee	\$150 per unit
§ 161-4B	Reinspection fee upon change of ownership, occupancy or inception of new tenancy	\$50 per unit
§ 161-4C	Annual reinspection	\$150 per unit

**SECTION 3.** If any portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4.** All ordinances or parts of ordinances inconsistent herewith are repealed as to such inconsistencies.

**SECTION 5.** This Ordinance shall take effect immediately upon final passage and publication in the manner according to law.

INTRODUCED: May 20, 2024

ADOPTED:

EFFECTIVE DATE:

BOROUGH OF MENDHAM,  
COUNTY OF MORRIS,  
STATE OF NEW JERSEY

ATTEST:

\_\_\_\_\_  
Lauren McBride, Acting Clerk

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Christine Serrano-Glassner, Mayor