

The Borough of Garwood has introduced an ordinance to enhance safety and compliance regarding rental units. The ordinance establishes a new article, Article VIII, titled "Registration of Rental Units," within Chapter 67, Buildings and Structures, of the borough's code. The key provisions of the ordinance include:

1. **Definitions:** The ordinance introduces various definitions, such as "Agent," "Apartment Complex," "License," "Licensee," "Multiple Dwelling," "Owner," "Person," "Rental Facility," "Rental Unit," "Tenancy," and "Tenant," to provide clear understanding of the terms used throughout the ordinance.
2. **Registration and Licensing:** Multiple dwellings with one or more rental units must be registered with the Borough Administrator. Each unit is issued a license upon registration. New licenses are required with every change of tenant occupancy.
3. **Contents of Registration Form:** The owner of each dwelling unit must file a registration form containing specific information, including owner details, agent information, superintendent details, mortgage information, tenant count, and more.
4. **Inspections:** Rental units are subject to inspections upon change of occupancy, carried out by authorized personnel. Inspections assess compliance with Zoning Code, Property Maintenance Code, and Uniform Fire Safety Act.
5. **Access for Inspections and Repairs:** Inspection Officers are authorized to enter rental units for inspections, while occupants must provide access for necessary repairs.
6. **Occupancy:** No person may occupy an unlicensed rental unit within the borough.
7. **Fees:** Various fees are established, including initial registration, change of occupancy, and reinspection fees. Exemptions are provided for certain cases, such as senior citizen property owners.
8. **Occupant Information:** Owners must provide tenants with copies of registration forms and licenses. Relevant property information must be posted in common areas.
9. **Property Maintenance Standards:** Dwelling units must adhere to the 2015 International Property Maintenance Code and its successor documents.
10. **Liability Insurance:** Owners must maintain liability insurance for negligent acts and omissions. Different insurance requirements apply to multifamily homes based on occupancy.
11. **Violations and Penalties:** Violations of the ordinance may result in fines. Penalties are outlined for non-compliance with insurance requirements.
12. **Enforcement:** Enforcement of the ordinance is carried out by the Borough Administrator, the Police Department, or designated individuals.

The ordinance also includes standard provisions regarding its validity, repealing conflicting ordinances, and its effective date.