

**TOWNSHIP OF LONG HILL
ORDINANCE 513-23
AMENDING SECTION 16-10 OF THE TOWNSHIP CODE ENTITLED "LEAD-BASED PAINT HAZARD
INSPECTIONS OF RENTAL PROPERTIES CONSTRUCTED PRIOR TO 1978" (AS CREATED BY
ORDINANCE 511-23)**

BE IT ORDAINED by the Township Committee of the Township of Long Hill, in the County of Morris,, State of New Jersey, that chapter 16 of the is hereby amended as follows:

Section 1. Section 16-10 entitled "Lead-Based Paint Hazard Inspections of Rental Properties Constructed Prior to 1978" (as created by Ordinance 511-23) is hereby amended to read as follows:

**"16-10 LEAD-BASED PAINT HAZARD INSPECTIONS OF RENTAL PROPERTIES
CONSTRUCTED PRIOR TO 1978**

16-10.1 Lead-based Hazard Inspections of Rental Properties Constructed Prior to 1978.

In accordance with the requirements of *N.J.S.A. 52:27D-437.16*, which is incorporated herein by reference, every single-family, two-family and multiple rental dwelling located within Township of Long Hill that was constructed prior to 1978, shall be inspected by the Township Code Enforcement Officer for lead-based paint hazards within two years of the effective date of *N.J.S.A. 52:27D-437.16*, or upon tenant turnover, whichever is sooner.

Thereafter, all such units shall be inspected for lead-based paint hazards the earlier of every three years or upon tenant turnover, except that an inspection upon tenant turnover shall not be required if the owner has a valid lead-based certification pursuant to *N.J.S.A. 52:27D-437.16*.

The lead evaluation contractor hired by the Township shall inspect all properties subject to this ordinance for lead-based paint hazards through dust wipe sampling.

16-10.2 Fees.

The fees for a lead-based paint inspection shall be ~~\$50.00 per rental unit inspected~~ established by the Township Committee by resolution and shall be payable at the time of the application for a lead-safe certification. All fees collected shall be dedicated to meeting the cost of implementing and enforcing inspections and shall not be used for any other purpose. In addition, there shall be an additional fee of \$20.00 per unit inspected, that shall be deposited into the "Lead Hazard Control Assistance Fund" established pursuant to *N.J.S.A. 52:27D-437.4*, unless the Department of Community Affairs has already assessed an additional inspection fee of \$20 pursuant to the provisions of *N.J.S.A. 52:27D-437.10*. In a common interest community, any inspection fee charged pursuant to this subsection shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit.

16-10.3 Violations and Penalties.


Any person, firm or corporation who violates any provision of this section shall, upon conviction, be liable to the penalties set forth in Chapter 1, Section 1-5 of this Code.

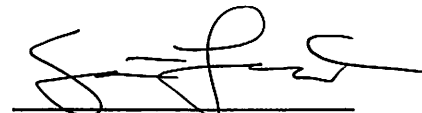
Section 2. Any or all other ordinances or parts thereof in conflict or inconsistent with any of the terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.

Section 3. In case any article, section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect any other article, section or provision of this ordinance except insofar as the article, section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 4. This ordinance shall become effective immediately upon final passage and publication as required by law.

ATTEST


Megan Phillips, RMC


Scott Lavender, Mayor

First Reading and Introduction: March 22, 2023

1st Publication: Echoes Sentinel March 30, 2023

Second Reading and Adoption: April 12, 2023

2nd Publication: Echoes Sentinel April 20, 2023