

Mayor O'Neil offered the following ordinance pass third and final reading and moved on its adoption and authorized its publication according to law

**O-05- 21**

**AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE 03-15 OF THE BOROUGH OF HIGHLANDS CREATING NEW LICENSE SECTION ESTABLISHING RENTAL REGULATIONS AND LICENSING OF LANDLORDS.**

**WHEREAS**, the Governing Body of the Borough of Highlands adopted Ordinance O-03-15 on October 15, 2003, establishing rental regulations and licensing standards for landlords and establishing same as Section 4-12.1 *et seq* of the Revised General Ordinances of the Borough of Highlands.

**WHEREAS**, after implementation of said regulations, the governing body desires to amend same to more equitably apportion fees assessed thereby, and does further wish to re-designate this chapter, and the regulations established thereby as Chapter V, Section 4-13.1 *et. seq*.

**THEREFORE, BE IT ORDAINED** by the Governing Body of the Borough of Highlands that Chapter IV of the Revised General Code of the Borough of Highlands, entitled "Licensing – Rental Regulations/Landlord Registration", be and hereby is amended and supplemented as follows:

**Sections 4-12.1 through 4-12.10, inclusive, shall be renumbered as Sections 4-13.1 through 4-13.10 respectively.**

**New Section 4-13.2c shall read:**

**[Delete existing text formerly denoted as Section 4-12.2c]**

**LICENSE FEE:** The initial annual registration fee of \$250.00 shall be assessed on a per tax lot basis. In addition to the annual registration fee, the following fees shall apply per each rental unit located on each separately designated tax lot:

Year 1: \$75 per rental unit  
\*Year 2: \$50 per unit  
\*Year 3, and every year thereafter: \$25 per unit

The annual fee is to be paid within twenty (20) days of the first of the year or when it is due.

\*The abated fees provided for years 2, 3 and thereafter shall only be applied to rental properties for which no statutory, ordinance or regulatory violations have issued for at least one year prior to license renewal.

In the event of any such violation, the annual fee shall be \$75.00 per rental unit, per tax lot, and shall not be abated unless and until the licensed landlord, and all units located in said rental property have remained violation free for a period of at least one year.

Notwithstanding the above, all Landlords/property owners must apply for, obtain and pay the usual fee for any certificate of occupancy which is required by any statute, regulation or ordinance for any affected premises.

Upon the transfer of ownership of the subject property, the new owner shall have ten (10) days to apply for a license.

**BE IT FURTHER ORDAINED THAT** all other provisions of the aforesaid ordinances which are not expressly amended herein shall remain in full force and effect, except to the extent modified hereby.

Seconded by Ms. Kane and adopted on the following roll call vote:

**ROLL CALL:**

**AYES:** Ms. Kane, Mrs. Little, Mr. Caizza, Mr. Urbanski, Mayor O'Neil  
**NAYES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**DATE:** December 7, 2005

---

NINA LIGHT FLANNERY  
Borough Clerk

Page 3  
O-05-21

Introduction: November 2, 2005  
Publication: November 10, 2005, The Courier  
2<sup>nd</sup> Reading: December 7, 2005  
Public Hearing: December 7, 2005  
Adoption: December 7, 2005  
Publication:

I hereby certify this to be a true copy of the Ordinance adopted by the Governing Body of the Borough of Highlands on December 7, 2005.

---

BOROUGH CLERK/DEPUTY CLERK