

ORDINANCE NO. 2026 -02

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE
TOWNSHIP OF JACKSON, COUNTY OF OCEAN, STATE OF NEW
JERSEY, AMENDING CHAPTER 245 OF THE TOWNSHIP CODE**

BE IT ORDAINED by the Township Council of the Township of Jackson, County of Ocean, State of New Jersey as follows:

SECTION 1. Jackson Township Code, Chapter 245, entitled “Landlord Registration and Responsibility,” Article I entitled “Landlord Registration,” Section 245-3 entitled “Registration forms,” Section (C) is repealed and replaced as follows:

C. Documents to be provided to the Township:

- (1) A copy of the deed establishing ownership of the premises;
- (2) A copy of the lease;
- (3) If rent is collected by any person other than the property owner or the premises is managed by a property manager, or both: a property management agreement or such document evidencing that the property manager has agreed to be responsible for the premises;
- (4) If rent is collected by any person other than the property owner and/or the premises is managed by a property manager as defined in Township Code Chapter 319, Section 1: proof of compliance with Chapter 319 of the Township Code.
- (5) If the rent is collected by the property owner, the owner shall submit a certification stating that the property owner, and no other party, shall be the party to collect all rent and manage the property.
- (6) Consent/authorization for Township officials to contact the mortgage company for the status of the mortgage on the mortgage company’s official form;
- (7) Copies of all notices sent to the tenant by landlord in compliance with the Security Deposit Act;
- (8) If the owner is an entity registered with the New Jersey Department of Treasury, certificate of good standing;
- (9) Proof of a satisfactory fire inspection in accordance with Jackson Township Code Section 204-11;
- (10) In addition to all such other documents, the applicant shall include a copy of a valid driver’s license for the owner of record, if an individual, each partner of any partnership and/or any managing partner or any limited-liability corporation. If said individual does not have a valid driver’s license, then in that event the applicant shall submit a photo identification of the individual which otherwise meets the requirements of this chapter.

SECTION 2. Jackson Township Code, Chapter 245, entitled “Landlord Registration and Responsibility,” Article I entitled “Landlord Registration,” Section 245-5 entitled “Violations and Penalties” is repealed and replaced as follows:

Any landlord or property owner who fails to comply with this section shall be fined \$500 for a first offense, \$750 for a second offense and \$1,000 for a third or subsequent

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offense. In the event the Bureau of Rental Housing Inspection is unable to fully conduct an inspection in relation to issuance of a Certificate for smoke alarm, carbon monoxide alarm, and portable fire extinguisher compliance, the landlord shall incur a daily penalty of \$250 until the Bureau of Rental Housing Inspections is able to fully inspect the property.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. This Ordinance shall take effect after second reading and upon publication, as required by and in conformance with law.

INTRODUCTION: January 27, 2026
ADOPTION:

DATE: _____

MAYOR JENNIFER KUHN

DATE: _____

SANDRA F. MARTIN RMC
MUNICIPAL CLERK

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Council on first reading at a meeting of the Township Council of the Township of Jackson held on the 27th day of January, 2026, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the 10th day of February, 2026, at 6:30 p.m., at the Township Municipal Building, located at 95 West Veterans Highway, Jackson, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

SANDRA MARTIN, RMC, CMR
Jackson Township Clerk

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