

ORDINANCE NO. 2026 -01

AN ORDINANCE OF THE TOWNSHIP OF JACKSON, COUNTY OF OCEAN, STATE OF NEW JERSEY, CREATING TOWNSHIP CODE CHAPTER 319

WHEREAS, the Township of Jackson has the authority to license and regulate business operations within the Township pursuant to N.J.S.A. 50:52-1; and

WHEREAS, it is the intent of the Township Council to protect tenants, property owners and the residents of Jackson Township by ensuring that all property managers responsible for managing rental properties within the Township be registered with the Township to ensure compliance with applicable laws and regulations;

NOW THEREFORE BE IT ORDAINED, by the Township Council of the Township of Jackson, County of Ocean, State of New Jersey, that Chapter 319 of the Township Code of the Township of Jackson, entitled "Property Management License" is hereby created as shall read as follows:

319-1. Definitions.

Property Manager: any person or entity engaged in business of managing residential or commercial real property on behalf of property owners, including but not limited to collecting rents, maintaining properties, screening tenants, and performing other property management services. Any person collecting rent other than the actual owner of the property shall be considered a property manager.

Real estate license: a valid New Jersey Real Estate Commission license authorizing the holder to engage in real estate brokerage activities as a real estate broker, broker-salesperson or salesperson.

319-2. Registration Required.

All property managers fitting the above definition, conducting business within the Township of Jackson shall register with the Township Clerk on an annual basis within thirty (30) days of commencing property management activities or within thirty (30) days of the effective date of this ordinance, whichever is later. Annual registration shall then be required by January 30th of each year.

319-3. Real Estate License Required.

No person shall engage in property management activities within the Township of Jackson without maintaining a valid New Jersey real estate license. Pursuant to N.J.S.A. 45:15-1, any person engaging directly or indirectly in the business of a real estate broker, broker-salesperson, or salesperson must be properly licensed. Property management activities constitute real estate activities requiring appropriate licensure pursuant to N.J.S.A. 45:15-3.

319-4. Proof of Licensure.

Each property manager shall provide a copy of their current New Jersey real estate license as part of the registration process and shall maintain current licensure throughout the period of registration.

319-5. Required Information.

Property managers shall provide the following information as part of their registration:

1. Full legal name and any business or trade names used;
2. Primary telephone number and emergency contact number;
3. Email address;
4. A copy of a valid New Jersey real estate license, license number and expiration date;

DASTI, McGUCKIN,
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5. Name and contact information of supervising broker (if applicable); and
6. List of properties under management within the Township

319-6. Registration Fee.

The fee for property manager registration shall be \$100.00 per property manager.

319-7. Violations.

Any person who acts as a property manager and fails to comply with this Chapter shall be subject to penalty in an amount not to exceed \$1,000 for a first offense and \$2,500 for each additional offense.

SECTION 1. 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 2. This Ordinance shall take effect after publication is required.

INTRODUCTION: January 27, 2026

ADOPTION:

DATE: _____

MAYOR JENNIFER KUHN

DATE: _____

SANDRA F. MARTIN RMC
MUNICIPAL CLERK

DASTI, McGUCKIN,
McNICHOLS, CONNORS,
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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