



Township of Lacey

818 W. LACEY ROAD
FORKED RIVER, NJ 08731
(609)693-1100

Landlord Registration

Landlords are required by NJSA 48:8-28, et seq. to register with the Municipal Clerk their rental property. The registration requirement applies to all rental premises or units used for dwelling purposes except those owner-occupied premises with not more than two rental units. Within thirty (30) days of transfer of tenants, the landlord must file the appropriate registration statement with the Municipal Clerk. In any action for eviction by a landlord, no judgment for eviction can take place without the form being on file with the Municipal Clerk. Landlords can pick up a form at the Municipal Clerk's Office or fill out and print the Landlord Disclosure Statement Form and bring to the Municipal Clerk's Office. The form must be signed and you will receive a copy for yourself and your tenant. In addition to your registration, P.L. 2022 C.92 which was established in October 2022 requires the landlord to also submit a certificate of insurance for the rental property. There is also a \$5.00 administrative fee which is due with your submission. Check or cash. Please see Ordinance #2022-35 for details.

Chapter 205. Insurance

Article II. Annual Registration of Certificates of Insurance

[Adopted 10-27-2022 by Ord. No. 2022-35]

§ 205-3. Purpose.

The purpose of this article is comply with the provisions of P.L. 2022, c. 92 (N.J.S.A. 40A:10A-1 et seq.), hereinafter "Act," requiring liability insurance for business owners and rental unit owners and to annually register the certificate of insurance demonstrating compliance with the Act with the municipality in which the business, rental units, or multifamily units are located.

§ 205-4. Definitions.

As used in this article, the following terms shall have the meanings indicated:

CERTIFICATE OF INSURANCE

A document issued by an insurance company licensed to do business in the State of New Jersey including the policy holder's name, the address of the covered property, the policy effective and expiration dates, the type of coverage, the policy limits, the policy carrier and the names of any additionally insured parties.

§ 205-5. Liability insurance for business owners and rental unit owners required.

The owner of a business or the owner of a rental unit, or units, within the Township of Lacey shall maintain liability insurance for negligent acts and omissions for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence in accordance with the requirements of P.L. 2022, c. 92 (N.J.S.A. 40A:10A-1 et seq.), and in the amounts of coverage as set forth therein.

§ 205-6. Certificate of insurance annual registration required.

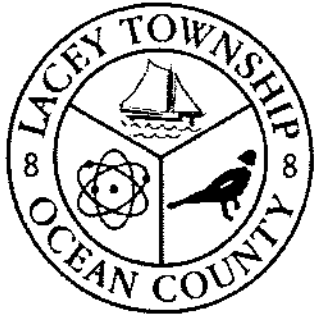
The owner of a business, a rental unit, or rental units located in the Township of Lacey shall annually, by January 1 of each year, register a certificate of insurance with the Municipal Clerk demonstrating compliance with the provisions of P.L. 2022, c. 92 (N.J.S.A. 40A:10A-1 et seq.), for any business, rental units, or multifamily homes.

§ 205-7. Registration fee.

Registration of a certificate of insurance is subject to a mandatory administrative fee of \$5, payable at the time of registration.

§ 205-8. Violations and penalties.

- A. Any person violating or failing to comply with any provision of this article shall, upon conviction thereof, be punishable by a fine of no less than \$500 and no more than \$5,000, as determined in the discretion of the Municipal Court Judge.
- B. The violation of any provision of this article shall be subject to abatement summarily by a restraining order or injunction issued by a court of competent jurisdiction.



Important Information About Your Rental Property

Lacey Township records indicate that one or more of your rental units are required to be inspected for lead hazards as part of DCA's new law, N.J.A.C. 5:28A Lead-Based Paint Inspections in Rental Dwelling Units

The new law states that certain rental units built before 1978 are required to have a visual inspection to assess for lead hazards completed at the next tenant turnover, or by July 22, 2024 if there is no turnover.

Failure to comply with the new regulation can lead to a fine of up to \$1,000 per week.

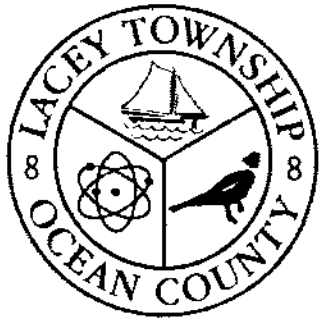
Call the NJ Lead Law Hotline With
Questions 908-654-8068

Compliance Starts Here



Scan the code above or
visit our website to learn more
and schedule your inspection

www.LEWenvironmental.com/lacey



Lacey Township Municipal Building
818 W. Lacey Road,
Forked River, NJ 08731



**Lacey Township has
partnered with LEW
Environmental Services
as a lead inspection
firm to get your rental
property compliant.**

**Get your rental property inspected
easily with LEW's transparent pricing
and online scheduling.**

www.LEWenvironmental.com/lacey