

**TOWNSHIP OF QUINTON**  
**COUNTY OF SALEM**  
**AN ORDINANCE AMENDING CHAPTER 150, SECTION 3 OF THE CODE OF**  
**THE TOWNSHIP OF QUINTON ENTITLED “INSPECTIONS; FEES FOR**  
**CERTIFICATE OF OCCUPANCY; CERTIFICATE OF OCCUPANCY**  
**REQUIREMENTS**  
**ORDINANCE 2022-03**

**WHEREAS**, the New Jersey State Legislature passed the Lead-Paint Inspection Law (P.L. 2021, c 182) to address potential lead-based paint hazards in residential rental properties;

**WHEREAS**, the law imposes an obligation on municipalities to perform or hire a certified lead evaluation contractor to perform inspections of certain single-family, two-family, and multiple rental dwellings for lead-based paint hazards, at times specified in the above referenced Act;

**WHEREAS**, the law requires that all municipalities assess an additional fee of \$20.00 per rental unit inspected which shall be deposited into the Lead Hazard Control Assistance Fund;

**WHEREAS**, the law also imposes additional inspection and documentation retention policies that require additional resources by both construction officials and the municipality; therefore, the Township Committee of the Township of Quinton feels it is in the best financial interest of the Township, and by extension its residents, to increase certain inspection fees.

**NOW THEREFORE BE IT ORDAINED**, by the Township Committee of the Township of Quinton, that Chapter 150 Section 3B be hereby amended as follows:

B. The fee for a certificate of occupancy shall be \$60 for the initial inspection and first follow-up visit. For every inspection after the follow-up visit, an additional charge of \$60 shall be charged for each subsequent visit. Additionally, pursuant to the Lead-Paint Inspection Law (P.L. 2021, c. 182), the fee for a certificate of re-occupancy for rental single-family, duplex, and multi-dwelling units built before 1979 shall be \$80.00, which shall include a mandatory fee of \$20 which shall be deposited into the Lead Hazard Control Assistance Fund pursuant to the Lead-Based Paint Inspection Law.

**BE IT FURTHER BE IT ORDANIED**, by the Township Committee of the Township of Quinton, that Chapter 150 Section 3C entitled "Certificate of occupancy requirements" shall be amended to add Paragraph 5.

Paragraph 5. Pursuant to the passage of the New Jersey Lead-Paint Inspection Law (P.L. 2021, c.182), all single-family, duplex, or multi-family rental dwelling units built before 1979 must be inspected for lead-based paint hazards during a turnover, or within two years of July 22, 2022, whichever is first. After the initial inspection, the rental unit is required to be inspected every three years or upon subsequent tenant turnover, whichever is earlier, but not sooner than two years. The landlord is responsible for the cost of inspection to obtain the certificate. The Landlord is further responsible for all costs to remediate any hazards identified within 30 days of inspection. Failure to do so will result in a fine of up to \$1,000 per week until the required inspection has been conducted or the remediation efforts have been initiated. If the landlord has already obtained a lead-free certificate from a State of New Jersey approved and licensed lead inspector, the property is exempt upon providing a lead-based certified to the Township Housing Officer. No Certificate of Occupancy for a home built before 1979 can be issued without an inspection certificate (lead safe or lead free) from a State of New Jersey approved and licensed lead inspector. Failure to obtain a lead safe or leadfree certificate within the time frames listed in the Lead Based Paint Inspection Law, P.L. 2021, c. 182 will result in previous issued CO to be revoked. As per the Lead Based Paint Inspection Law, P.L. 2021, c.182 the Township is required to hire a DCA approved Lad Inspector to perform inspections if the Landlord does not wish to hire their own DCA approved Lead Inspector. All fees associated with inspection are the full responsibility of the landlord and must be paid in full with proof of payment before any CO will be issued.

I, Marty Uzdancovics, Clerk of the Township of Quinton, County of Salem, do hereby certify the foregoing to be a true and correct copy of an ordinance introduced by the Township Committee at a meeting of said governing body held on September 6, 2022, and said Ordinance was introduced by not less than a majority vote of the members of the governing body. It is further certified that the public hearing and subsequent adoption of said ordinance will be held in Quinton, NJ 08072 on October 4, 2022 at 7:00 pm at which time anyone interested in commenting on this ordinance will be heard.