

ORDINANCE NO. 2022-19

AN ORDINANCE AMENDING CHAPTER 220 ENTITLED  
"RENT CONTROL" OF THE CODE OF THE  
BOROUGH OF LEONIA

BE IT ORDAINED by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey, that Chapter 220 "Rent Control" of the Code of the Borough of Leonia is hereby amended as follows:

Section 1 - §220-1 Definitions is hereby amended as follows:

§220-1 Definitions, Dwelling

Includes any building or structure, including garages and parking spaces, rented or offered for rent, exempting one- or two-family homes. Unless other wise excluded in a lease, garages and parking spaces are included in "Dwelling". Also exempt from this chapter are motels, hotels and similar type buildings. ~~Housing units rented for the first time are~~ A dwelling not previously subject to this Chapter is exempt, and the initial rental may be determined by the landlord. All subsequent rentals shall be subject to the provisions and conditions of this chapter. New owners or landlords shall be subject to the bound by the rentals leases and/or rents in existence at the time of transfer of title of the dwelling. Also included in this definition are housing units previously rented ~~and bounds by the terms of this chapter~~ and thereafter converted to condominium units for so long as the tenant in possession at the time of the conversion to a condominium remains a tenant pursuant to and as a result of the notice requirements of the New Jersey Condominium Act.

Section 2 - §220-2 Rental increase is hereby amended as follows:

§220-2 Rental Increase

§220-2A(2) Calculation of rent increases.

(A) At the expiration of a lease or at the expiration of a periodic tenancy, no landlord of any dwelling may request or receive a percentage increase in rent which is greater than 5% or the percentage difference between the Consumer Price Index three months prior to the expiration or termination of the lease and three months prior to the commencement of the lease, whichever is less. In no event shall the increase be less than 3%.

(B) The percentage increase in rent set forth in 220-2A(2)(A) shall be applied to any garages or parking spaces that is not included in the lease for the dwelling.

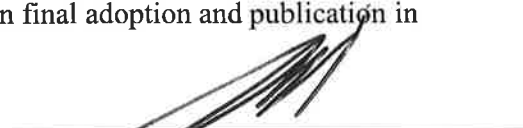
Section 3 - A new section 220-2(D) is hereby added as follows:

§220-2(D). Standards of Service - During the term of a lease, a landlord shall maintain the same standards of service, maintenance, furnishings, appliances, fixtures and equipment in the housing space or dwelling as provided by law or in the lease as exists on the date the lease was entered into.


Section 4. If any section or provision of this Ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder of any portion thereof.

Section 5. All ordinances or parts of ordinance inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. This Ordinance shall take effect upon final adoption and publication in accordance with Law.

  
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Judah Zeigler, Mayor

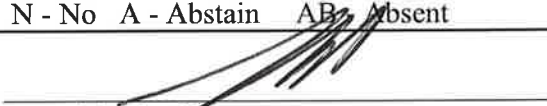
ATTEST:

  
\_\_\_\_\_  
Trina Lindsey, Borough Clerk

**RECORD OF VOTE**

	First Reading						Second Reading					
	November 9, 2022						December 5, 2022					
	M	S	Y	N	A	AB	M	S	Y	N	A	AB
Council												
Davis	✓		✓				✓	✓				
Fusco			✓				✓	✓				
Grandelis						✓		✓				
Hesterbrink			✓					✓				
Terrell						✓						✓
Ziegler		✓	✓					✓				
Mayor Zeigler												

M - Motion    S - Seconded    Y- Yes    N - No    A - Abstain    ~~AB~~ Absent

  
 Judah Zeigler, Mayor

ATTEST:

  
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 Trina Lindsey, Borough Clerk