

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE No. 2021-25

**AMENDING CHAPTER 402 "RENTAL REGULATIONS", ARTICLE I "RENT
CONTROL, SECTION 21 "PERMITTED INCREASES"**

BE IT ORDAINED, by the Township Council of the Township of Verona, County of Essex, New Jersey as follows:

SECTION 1. Chapter 402 (Rental Regulations), Article I (Rent Control), Section 21 (Permitted increases), Subsection B (Annual increases for covered dwelling units) of the Code of the Township of Verona to hereby amended in part to read as follows **[additions bracketed in bold type, deletions in bold type with strikethrough]**:

ARTICLE I RENT CONTROL

§ 402-21 Permitted increases.

- B. Annual increases for covered dwelling units.
- (1) The maximum permissible annual rent increase is 3.0%, 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 term, whichever is greater.
 - (2) Exception for qualified senior **[or disabled]** tenants. For dwelling units in which at least one tenant is **[at least]** 62 years of age **[or older or is receiving social security disability benefits]**, the maximum annual permissible rent increase shall be equal to **[3.0%, 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 term **[, whichever is less]**.
 - (3) The first annual rent increase after the adoption of this article shall occur no sooner than 12 months after the last rental increase permitted by Ordinance.
 - (4) No landlord shall request or receive any increase in rental payments from any tenant more often than once in any period of 12 consecutive months with the exception of an increase permitted pursuant to §402-21(C) or §402-21(D).

SECTION 2. The amendments made in this Ordinance shall become effective with all annual rent increases on or after January 1, 2022.

SECTION 3. In case any one or more of the provisions of this Ordinance shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

SECTION 4. If any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 5. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. This ordinance shall take effect 20 days after final passage and publication as prescribed by law.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE VERONA CEDAR GROVE TIMES, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF SEPTEMBER 9, 2021 AND IN THE XXXXX, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHP OF VERONA, IN THE ISSUE OF SEPTEMBER XX, 2021.

JENNIFER KIERNAN
MUNICIPAL CLERK

INTRODUCTION: August 31, 2021
PUBLIC HEARING: September 20, 2021
EFFECTIVE DATE: October 10, 2021 (Proposed)