

TOWNSHIP OF VERNON

ORDINANCE #26-10

**AN ORDINANCE AMENDING THE VERNON TOWNSHIP
ADMINISTRATIVE CODE
CHAPTER 350 LONG TERM RENTALS,
CHAPTER 263 FIRE PREVENTION
CHAPTER 167 BUSINESS INSURANCE REGISTRATION
CHAPTER 476 SHORT TERM RENTALS**

BE IT ORDAINED by the Township Council of the Township of Vernon, County of Sussex and State of New Jersey as follows:

SECTION 1.

§ 350-15 Fees.

A. At the time of the filing of the registration form and prior to the issuance of a license, the owner or agent of the owner must pay a fee in accordance with the following:

- (1) An annual registration fee of ~~\$75~~ \$150 per year.
- ~~(2) A missed appointment fee of \$25 per missed appointment.~~

§ 350-21 Violations and penalties.

A. Any landlord or occupant who violates any provision of this chapter, except § ~~350-7M~~, will be liable for a fine of ~~\$100~~ \$150 for a first offense, ~~\$250~~ \$300 for a second offense, and ~~\$500~~ \$550 for a third or subsequent offense and/or imprisonment for a term not exceeding 30 days. Each day that a violation occurs shall be deemed a separate and distinct violation and subject to penalty provisions of this chapter.

B. In accordance with P.L. 2022, c. 92 (N.J.S.A. 40A:10A-2). any property owner that violates § ~~350-7M~~ will be liable for a fine of not less than \$500 but no more than \$5,000.

§ 263-15 Amount of fee.

A. The fee schedule for registrations for non-life hazard use inspections shall be an annual registration fee of:

- (1) ~~\$50.00~~ \$75 for 1 sq. ft. to 4,500 sq. ft.
- (2) ~~\$75.00~~ \$ 100 for 4,501 sq. ft. to 8,500 sq. ft.
- (3) ~~\$100.00~~ \$125 for 8,501 sq. ft. to 11,999 sq. ft.

~~Strikeouts~~ are deletions. Underlines are added material.

§ 263-16 Inspections and application for permit.

Application for a permit required by this chapter shall be made in such form and detail as the Fire Marshal shall require. Fee schedule shall be given to the applicant at time of application depending on type of permit required. The fee schedule shall be as follows:

Type 1 Permit: ~~\$42.00~~ \$54.00
Type 2 Permit: ~~\$166.00~~ \$214.00
Type 3 Permit: ~~\$331.00~~ \$427.00
Type 4 Permit: ~~\$497.00~~ \$641.00

§ 263-20 Enforcement.

B. In order to inform prospective purchasers of residential properties within the Township of Vernon that no residential dwelling unit may be sold without first installing (a) smoke detector(s) or such other approved fire alarm system in accordance with the requirements of this article and the New Jersey Uniform Construction Code and Uniform Fire Code, each and every tax search issued by the Township of Vernon shall contain a statement calling attention to the requirements of this article and shall include a certification for the seller to execute and deliver to the purchaser at the closing of title, attesting to compliance with the provisions of this article. Such certification form shall be forwarded with each tax search ordered.

(1) The fee to be paid to the Vernon Township Department of Fire Prevention for the initial or reinspection and certificate of approval shall be ~~\$45~~ \$100 prior to 15 days of closing. ~~\$75~~ \$150 14 days to 5 days prior to closing and ~~\$125~~ \$200 4 days or less to closing. There will be a \$500 noncompliance penalty issued to anyone not applying for or getting said certification with sale of house.

§ 167-9 Fee.

A. At the time of the filing of the registration form and prior to the issuance of a license, the owner of the business must pay an annual registration fee of ~~\$75~~ \$100 per year.

B. If any fee is not paid within 30 days of its due date, a late fee surcharge of ~~\$30~~ \$50 will be assessed.

§ 476-5 Short-term rental permit, permit registration fee/application, and certificate of occupancy.

C. An owner of property intended to serve as a short-term rental property, as defined herein, or any agent acting on behalf of the owner, shall submit to the Township Fire Prevention Department, an STR permit application provided by the Township and a registration fee in the amount of ~~\$350.~~ \$500. The registration fee for an STR that is occupied by the STR's owner shall be ~~\$150~~ \$250.

~~Strikeouts~~ are deletions. Underlines are added material.

SECTION 2.

All Ordinances of Vernon Township which are inconsistent with the provisions of this Ordinance are hereby repealed as to the extent of such inconsistency.

SECTION 3.


If any section, subsection, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any Court of competent jurisdiction, such a decision shall not affect the remaining portions of this Ordinance.

SECTION 4.

This Ordinance shall take effect as provided by law.

CERTIFICATION

This is to certify that the above Ordinance was introduced and passed on first reading at the Meeting of the Township Council held on April 20, 2026, and the same came up for final passage and was adopted at the Meeting of the Township Council held on May 28, 2026 at which time all persons interested were given an opportunity to be heard. The above ordinance will be in full force and effect in the Township of Vernon according to law.


Marcy Gianattasio, Clerk
Township of Vernon


Anthony Rossi, Mayor

Township of Vernon

INTRODUCED: April 20, 2026

NAME	M	S	YES	NO	ABSTAIN	ABSENT
Contino C.			X			
Ooms S.		X	X			
Rizzuto R.	X		X			
Sparta, B.			X			
Higgins W.			X			

ADOPTED: May 28, 2026

NAME	M	S	YES	NO	ABSTAIN	ABSENT
Contino C.		X	X			
Ooms S.			X			
Rizzuto P.	X		X			
Sparta, B.			X			
Higgins W.			X			