

NOTICE OF INTRODUCTION

NOTICE IS HEREBY GIVEN that Ordinance #1264-26, was introduced and passed on first reading at a meeting of the Township Committee of Rochelle Park, held on March 25, 2026 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a meeting held on April 8, 2026 at 7:00 PM, in the Township of Rochelle Park Municipal Building, at which time all persons interested will be given an opportunity to be heard concerning such Ordinance.

By order of the Mayor and Township Committee
Gina S. Kim, RMC/CMC
Township Clerk

TOWNSHIP OF ROCHELLE PARK BERGEN COUNTY, NEW JERSEY

ORDINANCE #1264-26

AN ORDINANCE TO AMEND CHAPTER 150A ENTITLED “PROPERTY RENTAL” OF THE TOWNSHIP CODE OF THE TOWNSHIP OF ROCHELLE PARK, STATE OF NEW JERSEY.

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ROCHELLE PARK IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

WHEREAS, Chapter 150A of the Code of the Township of Rochelle Park sets forth all regulations regarding Property Rental in the Township of Rochelle Park; and,

BE IT ORDAINED, by the Mayor and Committee of the Township of Rochelle Park, County of Bergen and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Section 1. Amendment to Township Code Chapter 150A (“Property Rental”).

Chapter 150A of the Township Code of the Township of Rochelle Park, entitled “Property Rental,” is hereby amended to add a new section to prohibit the rental of residential property for a term of less than six (6) months, as set forth below.

Section 2. Definitions

For purposes of Chapter 150A, as amended, the following terms shall have the meanings set forth below.

1. **Residential property** means any dwelling unit, residence, or other premises used or intended to be used for residential occupancy.
2. **Rent, rental, or rental of residential property** means any grant of a right to occupy residential property for consideration, whether by lease, license, or other agreement, whether written or oral.
3. **Rental term** means the total period of time for which a tenant, occupant, or other person is granted the right to occupy residential property under a rental.
4. **Short-term rental** means any rental or residential property for a rental term of less than six (6) months.

5. **Initial term** means the first agreed upon terms of a tenancy as stated on a written lease or other rental agreement at the commencement of occupancy.

6. **Month to month tenancy** means a tenant that continues from month to month after the expiration of an initial term unless and until terminated in accordance with applicable lease.

Section 3. Prohibition on Rentals of Less Than Six (6) Months

A. **General prohibition.** No person or entity shall rent, offer to rent, or permit the occupancy of any residential property within the Township of Rochelle Park for a rental term of less than six (6) months.

B. **Prohibited agreements.** Any lease, license, or other occupancy agreement that purports to authorize occupancy of residential property for a rental term of less than six (6) months is prohibited under this Chapter.

C. **Evasion prohibited.** The prohibition in this section shall apply regardless of whether the rental is structured as consecutive or back-to-back agreements, or otherwise arranged in a manner intended to circumvent the minimum rental term.

D. **Limited Exception.** For month to month continuation after initial term notwithstanding subsection A above, this section shall not prohibit a tenancy from continuation on a month to month basis after the tenant has completed an initial term of at least six (6) months.

E. Nothing in this section shall be construed to authorize the removal of a residential tenant except as required by New Jersey law regarding the removal of residential tenants.

Section 4. Administration and Enforcement

1. **Enforcement authority.** This ordinance may be enforced by the Township officials and departments authorized to administer and enforce the Township Code, including Chapter 150A.

i. **Violations.** Each rental, offer to rent, or permitted occupancy in violation of this ordinance shall constitute a violation of Chapter 150A.

c. **Penalties.** Any person or entity violating this ordinance shall be subject to the penalties provided in the Township Code's general penalty provisions, as may be amended from time to time.

Section 5. Repealer

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

Section 6. Severability

If any section, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 7. Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.