



**2016
BOROUGH OF DUMONT
ORDINANCE**

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
CORREA		✓		
DI PAOLO		✓		
HAYES	✓			
MORRELL	✓			
RIQUELME	✓			
ZAMECHANSKY	✓			
MAYOR KELLY				
TOTALS	4	2		

Ordinance No. 1506

Date: October 18, 2016

Page: 1 of 2

Subject: Rent Control Ordinance

Purpose: Amend

Dollar Amount: _____

Offered by: Hayes

Seconded by: Zamechansky

Prepared By: Gregg Paster, Esq.

Certified as a true copy of an Ordinance adopted on 2nd Reading by the Governing Body of the Borough of Dumont on the above date at a Public Meeting by:

Susan Connelly

Susan Connelly, RMC, Municipal Clerk
Borough of Dumont, Bergen County, New Jersey

**ORDINANCE AMENDING CHAPTER 322, REVISING CALCULATION OF
MAXIMUM RENT INCREASES UNDER THE JURISDICTION OF THE RENT
LEVELING BOARD IN AND FOR THE BOROUGH OF DUMONT, COUNTY OF
BERGEN AND STATE OF NEW JERSEY**

WHEREAS, the Mayor and Council adopted Ordinance 1414, amending Ordinances 877, 925, 947 and 1004, and codified as Chapter 322 of the Dumont Borough Code, establishing a rent control board in and for the Borough of Dumont, on August 17, 2010; and

WHEREAS, it appears that the Rent Leveling Board of the Borough of Dumont has recommended that the Governing Body adopt an ordinance revising the formula for establishing

maximum rent increases for apartment units subject to the jurisdiction of the Rent Leveling Board; and

WHEREAS, the Governing Body agrees to the recommended revisions and now seeks to codify the revisions to the code establishing maximum rent increases and the formula for calculating same.

THEREFORE, BE IT HEREBY ORDAINED by the Mayor and Council of the Borough of Dumont, in the County of Bergen and State of New Jersey, that Ordinance 1414, amending Ordinances 877, 925, 947 and 1004, and codified as Chapter 322 of the Dumont Borough Code, establishing a rent control board in and for the Borough of Dumont, previously adopted on August 17, 2010, specifically section 322-3 of the Borough Code, be and hereby is amended as follows to determine the establishment of rents between a landlord and tenant to whom this article is appropriate shall be determined by the purposes of this section.

Section 1. Formula for calculating rent increases. No landlord shall increase the rental of any housing space more than once in a twelve-month period, except for as provided in Section 322-4 hereof. The maximum increase for a twelve-month period shall be one and one half percent (1.5%) of the current rent or the percentage increase of the Consumer Price Index ("CPI"), based upon an average of the previous 12 months, whichever is greater for all dwelling units covered by Chapter 322 of the Revised Ordinances of the Borough of Dumont. The CPI shall be established and published the average of the previous 12 months of the CPI as is determined by the U.S. Department of Labor Statistics for the New York, New York-northeastern New Jersey area, or its successor. The twelve-month increase shall not exceed 5%.in its entirety.

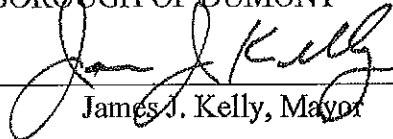
Section 2 Invalidity. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

Section 3 Severability. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4 Effective Date. This Ordinance shall take effect upon final passage and publication pursuant to law.

Attest:

Susan Connelly, RMC,
Municipal Clerk
Introduced: October 4, 2016
Adopted: October 18, 2016

BOROUGH OF DUMONT


James J. Kelly, Mayor

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Municipal Clerk

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