

**AN ORDINANCE UPDATING AND AMENDING
THE TOWNSHIP HOUSING DIVISION FEES**

WHEREAS, the Plainsboro Township Committee wishes to update and amend the Code of the Township of Plainsboro Chapter 2-17 entitled “Enumeration of fees” as well as relocate this section to a new section 5 of Chapter 70A; and

WHEREAS, the Township Administrative staff has conducted a review comparing its fees to adjacent municipalities; and

WHEREAS, while some fees were amended in 2007, most of the current fees have not been increased since the year 2000; and

WHEREAS, the enforcing agency shall establish fees for enforcement activities, however, those fees shall not exceed the annual cost for the operation of the enforcement agency; and

WHEREAS, the fees proposed represent a realistic approach to ensuring that this mandate be realized; and

WHEREAS, the current climate of construction and interest in the Township of Plainsboro is such that its Building Department can continue to provide exceptional service to its residents and business community while ensuring that the fees charged for those services are appropriate.

NOW THEREFORE BE IT ORDAINED by the Township Committee of Plainsboro Township, County of Middlesex, State of New Jersey, as follows:

SECTION I

The Code of the Township of Plainsboro, New Jersey, Chapter 2-17 “Enumeration of fees”, Article VI, “Fees” is hereby amended and supplemented as follows:

(This section shall be relocated to a newly created Article V, “Fees” of Chapter 70A “Housing.”)

(18) Department of Code Enforcement housing inspection fees.
[Added 2-27-1989 by Ord. No. 0-89-3; amended 7-9-1990 by Ord. No. 0-90-16; 12-10-1990 by Ord. No. 0-90-27; 4-8-1998 by Ord. No. 0-98-9; 11-7-2007 by Ord. No. 0-07-19; 12-12-2007 by Ord. No. 0-07-25.]

(a) Inspection fees shall be as follows:

[1] Dwellings sold: .

[a] Single family dwellings and townhouses: \$125.00.

[b] Condominium: \$80.00.

[2] Single-family and townhouse rentals: \$175.00.

[3] Condominium and single unit rental:

[a] Up to 1,000 square feet; \$75.00.

[b] Over 1,000 square feet: \$100.00.

- [4] Reinspection fees:
 - [a] Sold dwellings: \$75.00 for second and subsequent inspections.
 - [b] Rentals: \$50 for second and subsequent inspections of dwellings in Subsection **A(18)(a)[2]** above; \$50.00 for second and subsequent inspections for all dwellings in Subsection **A(18)(a)[3]** above.
- [5] Other.
 - [a] Thirty-five dollars for refinancing letter, letter of waiver of housing certificate of occupancy.
 - [b] Thirty-five dollars for smoke alarm inspection for refinancing of single-family, townhouses or condo units.
 - [c] Fee for composing Buyer's Acceptance Agreement and performing a reinspection: \$100.00.
- (b) Multiple dwelling registration fees.
 - [1] Registration shall be required yearly.
 - [2] Within 90 days of notification by the Township of Plainsboro, the owner shall remit \$50 per building.
- (c) Cyclical inspection.
 - [1] The inspection fees established by this subsection shall be effective for all hotels and multiple-dwellings in Plainsboro Township until such time as the Plainsboro Township Committee shall change or repeal the fees.
 - [2] Fees shall be as set in N.J.S.A. 55:13A-13 with amendments.

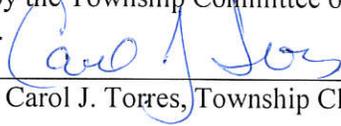
SECTION II

In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged to be invalid, and the remaining portions of the Ordinance shall be deemed severable therefrom and shall not be affected.

SECTION III

This Ordinance shall take effect upon final passage and publication in accordance with the law.

I certify the above to be a true copy of an Ordinance adopted by the Township Committee of the Township of Plainsboro at a meeting held on August 12, 2015.



Carol J. Torres, Township Clerk

Introduced at a Meeting of the Township Committee of the Township of Plainsboro on **July 8, 2015** and published on **July 14, 2015**. Adopted at a Meeting held on **August 12, 2015** and published on **August 18, 2015**.