



DEPARTMENT OF CODE ENFORCEMENT

Luis F. Ruiz, Department Director

Ronald Carr Chief Housing Inspector
Simba Bank El, Asst. Chief Housing Inspector
James Rizzo, Construction Code Official
Reyes Sanchez Chief License Inspector.

Frank Moran, Mayor
City of Camden

DATE: _____

RE: _____ Block _____ Lot _____
Property Address

Property Owner's Name

Property Owner's Address

VACANT/ABANDONED PROPERTY REGISTRATION

Dear Property Owner,

As the Owner of a vacant/abandoned building in the City of Camden, effective as of August 1, 2014, you are required under City Ordinance MC-4818 to register your building with the City's Department of Code Enforcement, Building Bureau, and pay a **\$500.00** initial registration fee to the City of Camden.

Enclosed is the registration form you are required to complete under MC-4818. Please submit the completed form with the full **\$500.00 fee made payable to "The City of Camden"** within (30) days of the date of this Notice to the City's Department of Code Enforcement, Building Bureau.

The completed and approved registration shall remain valid for one (1) year from the date of registration. Thereafter, the owner shall be required to renew the registration **annually** as long as the building remains vacant / abandoned and shall pay a registration or renewal fee in the amount prescribed in MC-4818 for each vacant/abandoned property to be registered.

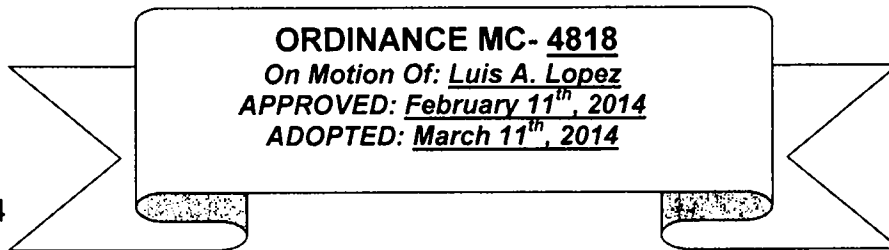
The owner must notify the City's Department of Code Enforcement, Building Bureau, within thirty (30) days of any change in its registration information or statements by filing an Amended Information and Registration Statement Form available from the Building Bureau for such purpose.

If there are any questions, please feel free to contact my office.

Moving Camden Forward,

Luis F. Ruiz, Director

JJA
02-11-14



0-6

VACANT PROPERTY REGISTRATION ORDINANCE

WHEREAS, the City of Camden contains numerous structures that are vacant in whole or in large part; and

WHEREAS, in many instances the owners or other responsible parties of these structures are neglectful of them, are not maintaining or securing them to an adequate standard, or not restoring them to productive use; and

WHEREAS, it has been brought to the City Council's attention through recent years and to date that vacant and abandoned structures cause severe harm to the health, safety and general welfare of the Camden community, including diminution of neighboring property values, increased risk of fire and flooding, and potential increases in criminal activity and public health risk in being an attractive nuisance; and

WHEREAS, the City of Camden incurs disproportionate costs in order to deal with the problems of vacant and abandoned structures, including, but not limited to, excessive Police, Fire, Code Enforcement, and Public Works calls and related official action; and

WHEREAS, it is in the public interest for the City of Camden to impose a fee in conjunction with a registration ordinance for vacant structures in light of the disproportionate costs borne by the City due to the presence of these structures; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that it hereby creates and authorizes a Vacant and Abandoned Property Registration Ordinance, with the following provisions:

SECTION 1.

MAINTENANCE OF VACANT PROPERTIES, REGISTRATION REQUIREMENTS AND FEES.

1. Definitions.

- A. "Owner" shall include the title holder, any agent of the title holder having authority to act with respect to a vacant property, any foreclosing entity subject to the provisions of N.J.S.A. 46:10B-51 (P.L. 2008, c.127, Sec. 17), or any other entity determined by the City of Camden to have authority to act with respect to the property.
- B. "Vacant property" shall mean any building used or to be used as a residence which is not legally occupied or at which substantially all lawful construction operations or residential occupancy has ceased, and which is in such condition that it cannot legally be reoccupied without repair or rehabilitation; provided, however, that any property that contains all building systems in working order and is being actively marketed by its owner for sale or rental, shall not be deemed vacant. Property determined to be "abandoned property" in accordance with the meaning of such term in the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq., shall also be deemed to be vacant property for the purposes of this Section.

2. General Requirements.

- A. Immediately upon the effective date of this Ordinance, the owner of any vacant property as defined herein shall, within sixty (60) days after the building becomes vacant property or within thirty (30) days after assuming ownership of the vacant property, whichever is later, file a registration statement for each such vacant property with the designated City Office(r) on forms provided by that Office(r) for such purposes. The registration shall remain valid for one (1) year from the date of registration. The owner shall be required to renew the registration annually as long as the building remains vacant property and shall pay a registration or renewal fee in the amount prescribed in Section 4 herein for each vacant property registered.
- B. Any owner of any building that meets the definition of vacant property prior to the effective date of this Ordinance shall file a registration statement for that property on or before May 1, 2014. The registration statement shall include the information required under Section 3 herein, as well as any additional information that the designated City Office may reasonably require.
- C. The owner shall notify the designated City Office(r) within thirty (30) days of any change in the registration information by filing an amended registration statement on a form provided by the designated City Office(r) for such purpose.
- D. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the City against the owner or owners of the building.

3. Registration Statement Requirements; Property Inspection.

- A. After filing a registration statement or a renewal of a registration statement, the owner of any vacant property shall provide access to the City to conduct an exterior and interior inspection of the building to determine compliance with the City Code, following reasonable notice, during the period covered by the initial registration or any subsequent renewal.
- B. The registration statement shall include the name, street address and telephone number of a natural person twenty-one (21) years of age or older, designated by the owner or owners as the authorized agent for receiving notices of code violations and for receiving process, in any court proceeding or administrative enforcement proceeding, on behalf of such owner or owners in connection with the enforcement of any applicable code. This person must maintain an office in the State of New Jersey or reside within the State of New Jersey. The statement shall also include the name of the person responsible for maintaining and security the property, if different.
- C. An owner who is a natural person and who meets the requirements of this Ordinance as to location of residence or office may designate him or herself as agent.
- D. By designating an authorized agent under the provisions of this Section, the owner consents to receive any and all notices of City Code violations concerning the registered vacant property and all

process in any court proceeding or administrative enforcement proceeding brought to enforce code provisions concerning the registered building by service of the notice or process on the authorized agent. Any owner who has designated an authorized agent under the provisions of this Section 3 shall be deemed to consent to the continuation of the agent's designation for the purposes of this Section until the owner notifies the designated City Office(r) of a change of authorized agent or until the owner files a new annual registration statement. The designation of an authorized agent in no way releases the owner from any requirement of this Ordinance.

4. Fee Schedule.

The initial registration fee for each building shall be five hundred (\$500.00) dollars. The fee for the first renewal is one thousand five hundred (\$1,500.00) dollars, and the fee for the second renewal is three thousand (\$3,000.00) dollars. The fee for any subsequent renewal beyond the second renewal is five thousand (\$5,000.00) dollars.

Vacant Property Registration Fee Schedule:

Initial registration	\$500.00
First renewal	\$1,500.00
Second renewal	\$3,000.00
Any subsequent renewal	\$5,000.00

5. Requirements for Owners of Vacant Property.

The owner of any building that has become vacant property, and any person maintaining, operating or collecting rent for any such building that has become vacant shall, within thirty (30) days:

- A. Enclose and secure the building against unauthorized entry as provided in the applicable provisions of the Code of the City of Camden; and
- B. Post a sign affixed to the building indicating the name, address and telephone number of the owner, the owner's authorized agent for the purpose of service of process (if designated pursuant to Section 3 herein), and the person responsible for day-to-day supervision and management of the building, if such person is different from the owner holding title or authorized agent. The sign shall be of a size and placed in such a location so as to be legible from the nearest public street or sidewalk, whichever is nearer, but shall be no smaller than 18" x 24"; and
- C. Secure the building from unauthorized entry and maintain the sign until the building is again legally occupied or demolished or until repair or rehabilitation of the building is complete.

6. Administration.

The Director of the Department in which the designated City Office(r) is assigned to may issue rules and regulations for the administration of the provisions of this Ordinance.

7. Violations and Penalties.

- A. Unless otherwise provided in the chapter, penalties against persons violating the provisions of this chapter shall be imposed in accordance with the provisions of § 1-16A.
- B. For purposes of this Section 7, failure to file a registration statement in time, failure to provide correct information on the registration statement, failure to comply with the provisions of Section 5 herein, or such other matters as may be established by the rules and regulations of the City shall be deemed to be violations of this Ordinance.

8. Compliance with Other City Code Provisions.

Nothing in this Ordinance is intended to nor shall be read to conflict or prevent the City from taking action against buildings found to be unfit for human habitation, occupancy or use, or unsafe structures affecting the public safety, health, or general welfare, as provided in the applicable provisions of the Code of the City of Camden, including, without limitation, Chapters 295 and 418, and related State law. Further, any action taken under any such Chapters or State law other than the demolition of a structure shall not relieve an owner from its obligations under this Ordinance. Notwithstanding the aforesaid Chapters and related provisions of the City Code, all other ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency only.


SECTION 2. This ordinance shall take effect twenty (20) days after final passage and publications as provided by law.

SECTION 3. If any provision of this ordinance is declared invalid, such invalidity shall not effect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.


SECTION 4. Pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Dated: February 11, 2014

The above has been reviewed
and approved as to form.


MARC A. RIONDINO
City Attorney

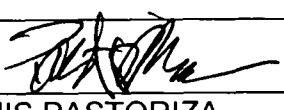

FRANCISCO MORAN
President, City Council


DANA L. REDD
Mayor

FIRST READING: _____

SECOND READING: _____

ADOPTED: _____

ATTEST: 
LUIS PASTORIZA
Municipal Clerk

Francisco Moran
President
Councilperson, 3rd Ward

Dana M. Burley
Councilperson, 1st Ward

Brian K. Coleman
Councilperson, 2nd Ward

Luis A. Lopez
Councilperson, 4th Ward



MUNICIPAL CLERK
CITY OF CAMDEN
NEW JERSEY

Curtis Jenkins
Vice-President
Councilperson-at-Large

Marilyn Torres
Councilperson-at-Large

Arthur Barclay
Councilperson-at-Large

Jason Asuncion, Esq.
Counsel-To-Council

Luis Pastoriza, R.M.C.
Municipal Clerk

PO Box 95120
Room 105, City Hall
Camden, NJ 08101
Tel: (856) 757-7223 / Fax: (856) 757-7220
Email: clerk@ci.camden.nj.us Website: www.ci.camden.nj.us

MEMORANDUM

DATE: March 19, 2014
TO: Dana L. Redd, Mayor
FROM: Luis Pastoriza, Municipal Clerk
RE: Ordinance Final Passage – (MC-4818)

Vacant property registration Ordinance

In accordance with Rule XIX of the Administrative Code of the City of Camden (Rules of Procedure governing the City Council), I am delivering to you the attached ordinance adopted by City Council at a **REGULAR** meeting held on **3-11-14**. Said article provides that "each ordinance shall be returned by the Mayor to the Municipal Clerk after the Mayor has affixed his /her signature thereto or after the expiration of **ten (10) days** from the date of its delivery to the Mayor in any event."

OFFICE OF THE MAYOR	
Received by: <u><i>Luis Pastoriza</i></u>	Date: <u><i>3/19/14</i></u>
Date of Approval: <u><i>3/19/14</i></u>	

LP/yv
file