

AN ORDINANCE BY THE TOWNSHIP OF PRINCETON, COUNTY OF MERCER, STATE OF NEW JERSEY CONCERNING FLOODING OF RENTAL DWELLINGS AND AMENDING THE "CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968".

WHEREAS, flooding in areas of the Township of Princeton, particularly near and around Harry's Brook, has caused problems for many years; and

WHEREAS, the Township Committee recently received complaints from residents living in rental dwellings near and around Harry's Brook concerning flooding in this area; and

WHEREAS, pursuant to *N.J.S.A. 46:8-50*, the Township Committee wishes to amend the "Code of the Township of Princeton, New Jersey, 1968" (hereinafter "the Code") in order to require tenant notification of flood zone or flood area locations.

BE IT ORDAINED by the Township Committee of the Township of Princeton as follows:

1. Article III of Chapter 10 of the Code is amended by including therein a NEW Section 10-33A, which shall read as follows

Every landlord shall notify each of the landlord's tenants upon the event that a rental dwelling which is the subject of a lease has been determined to be located in a flood zone or flood area pursuant to *N.J.S.A. 46:8-50*. Each new tenant shall be notified prior to the time that occupancy of the rental dwelling is assumed.

For the purposes of this section, "landlord" shall mean any person who rents or leases, for a term of at least one (1) month, commercial space or residential dwelling units other than dwelling units in a premises containing not more than two (2) such units, or in an owner-occupied premises of not more than three (3) dwelling units, or in hotels, motels, or guest houses serving transient or seasonal guests.

2. This Ordinance shall take effect upon its passage and publication as provided for by law.

Linda S. McDermott, Clerk

Bernard P. Miller, Mayor