

**TOWNSHIP OF LONG HILL
ORDINANCE # 396 -17**

**MAKING THE PROPERTY MAINTENANCE CODE APPLICABLE TO PROPERTIES
IN FORECLOSURE AND SUPPLEMENTING AND AMENDING CHAPTER XVI OF
THE TOWNSHIP CODE ENTITLED “PROPERTY MAINTENANCE”**

WHEREAS, vacant or abandoned buildings or structures can cause harm to the health, safety, and welfare of the community and its residents, including detriment to nearby properties, and increased risk of fire or public health and safety risks, and such vacant or abandoned structures may result in increased costs to the Township of Long Hill for police calls, fire calls, and property maintenance to protect the neighborhood; and

WHEREAS, N.J.S.A. 40:48-2.12a, N.J.S.A. 46:10B-51 and other statutes authorize and permit municipalities to adopt an Ordinance to provide that the care, maintenance and security of vacant or abandoned structures upon which a Summons and Complaint in a foreclosure action has been filed shall be the responsibility of the foreclosing creditor, and to regulate the notification by foreclosing creditors to the Township; and

WHEREAS, pursuant to that authority, the Township Committee adopts this Ordinance to require such notification and assist and allow such responsibilities to be placed upon the appropriate parties so that the detrimental effects regarding abandoned and vacated properties may be reduced or mitigated;

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Long Hill in the County of Morris, State of New Jersey, that Chapter XVI of the Township Code, entitled “Property Maintenance”, is hereby supplemented and amended as follows:

Section 1. Section 16-1 entitled “Property Maintenance” is hereby supplemented and amended by adding a new subsection 16-1.3A entitled “Responsibilities of Creditor in the Case of Properties in Foreclosure” which reads as follows:

16-1.3A Registration and Maintenance of Properties Pending Foreclosure.

16-1.3A.1 Purpose.

The intent of this Ordinance is to provide for the enforcement of the Township Property Maintenance Code and other applicable law against and to vacant and abandoned properties pending foreclosure.

16-1.3A.2 Responsibility for Maintenance of Vacant and Abandoned Properties in Foreclosure.

A creditor filing a Complaint in a foreclosure action shall be responsible for the care, maintenance, security, and upkeep of the exterior of the vacant and abandoned residential property. If the creditor is located out of the State of New Jersey, the creditor must appoint an in-State representative or agent to act for the foreclosing creditor.

16-1.3A.3 Service of Notice, Contents.

A. A creditor filing a Complaint in a foreclosure action on residential property located in the Township of Long Hill shall, within ten (10) days of serving the Summons and Complaint, serve the Township Clerk with a Notice advising that a Summons and Complaint in a foreclosure action has been filed against the subject property. The Notice shall contain and include the information set forth in (C) below and shall be provided by mail.

B. Any creditor that has filed a Complaint in a foreclosure action on any residential property which is pending in Superior Court shall provide to the Township Clerk with the Notice as described in (C) below for any residential properties in the Township for which the creditor has pending foreclosure actions.

C. The Notice shall state:

- (I) The name and contact information for the representative (located within the State of New Jersey) of the creditor who is responsible for property maintenance and will respond to Township communications regarding the property;
- (ii) Whether the property being foreclosed on is an affordable unit pursuant to the “Fair Housing Act”;
- (iii) The street address, lot and block number of the property; and

- (iv) If the creditor is located out of State, the Notice should include the full name and contact information of the representative/agent located within the State of New Jersey authorized to act on behalf of the entity/creditor, accept service on behalf of the entity/creditor, and to receive and act on notifications regarding maintenance of the property in foreclosure.

16-1.3A.4 Responsibilities of Creditor Filing a Foreclosure Action as to vacant and Abandoned Property.

Any creditor having filed a Complaint in an action in foreclosure on a property, and that creditor having been notified by the Construction Code Official in writing that the property appears to be or is abandoned or vacant, shall be responsible within thirty (30) days of said notification as follows:

- (I) Investigate and inspect the property as required to determine if the property is abandoned and vacant, and notify the Construction Code Official in writing of that determination.
- (ii) Secure the building and structure on the property from unauthorized entry.
- (iii) Perform such appropriate repairs or maintenance of the exterior grounds of the property, including yards, fences, sidewalks, walkways, driveways as may be needed or directed by the Construction Code Official so that the property is free from trash, debris, or excessive grass or weed growth, or safety hazards.
- (iv) Continue to maintain the structures in a secure condition and the grounds in a clean, properly maintained state.

16-1.3A.5 Violation of State or Local Law at Property on List; Responsibility of Creditor.

If the owner of a residential property vacates or abandons any property upon which a Complaint in a foreclosure action has been filed or if a property is otherwise vacated and/or abandoned subsequent to the filing of the Complaint in a foreclosure action, but prior to the vesting of title in any third party, the foreclosing creditor shall have the responsibility to abate any nuisance or correct any violations of the Property Maintenance Code and applicable law in the same manner and to the same extent as the title owner of the property, to such standard or specification as may be required by the Property Maintenance Code or applicable law.

16-1.3A.6 Notification of Violation.

In the event of a violation of the Property Maintenance Code or applicable law, the Township shall serve the creditor with a Notice that shall include a description of the condition(s) that gave rise to the violation and shall provide a period of thirty (30) days,

or ten (10) days if the condition presents an imminent threat to public health and safety as determined by the Construction Code Official, for the creditor to remedy the violation or condition. The creditor must remedy and/or repair the conditions noticed within the specific period.

16-1.3A.7 Repair by Township.

If the Township expends public funds in order to abate a nuisance or correct a violation on a residential property in which the creditor was given notice pursuant to §16-1.3A.6, but failed to abate the nuisance or correct the violation as directed, the Township shall have the same recourse against the creditor as it would have had against the title owner of the property including but not limited to the recourse in the Property Maintenance Code an applicable law.

16-1.3A.8 Enforcement.

The Code Enforcement officer is hereby authorized to enforce this Ordinance.

16-1.3A.9 Violation and Penalties.

Any person or corporation shall, upon conviction by any court having jurisdiction of a violation of this Section 16-1.3A, be subject to a fine not to exceed \$2,500 per day commencing as of the date after the expiration of the ten (10) day period provided in §16-1.3A.3B. Any person or corporation upon conviction by any Court of a violation of §16-1.3A.5 and/or §16-1.3A.6 shall be subject to a fine not to exceed \$1,500 per day, to commence thirty-one (31) days after receipt of the notice or, if the violation presented an imminent risk to public safety and health and was so noticed, commencing eleven (11) days after receipt of the notice.

Section 2. A copy of this Ordinance shall be sent to the New Jersey Bankers Association.

Section 3. Any and all other ordinances or parts thereof in conflict or inconsistent with any of the terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.

Section 4. In case any article, section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect any other article, section or provision of this ordinance except insofar as the article, section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

