

CITY OF PASSAIC
ORDINANCE NO. 2515-26

ORDINANCE AMENDING CHAPTER 100, “CERTIFICATES OF OCCUPANCY AND TENANCY”, SECTION 10 “FEES” OF THE CODE OF THE CITY OF PASSAIC TO ADJUST CERTIFICATE OF OCCUPANCY FEES

WHEREAS, pursuant to N.J.S.A.40:48-2, the governing body of a municipality may make, amend, repeal, and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem necessary and proper for the good government, order and protection of person and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants; and

WHEREAS, Chapter 100-10 of the City Code sets forth fee schedules for various certificates, inspections and other related services related to Housing within the City of Passaic; and

WHEREAS, the City of Passaic wishes to amend the fee that has not been updated in over 20 years for a special inspection, a continued occupancy certificate, change of use or multiple certificate of occupancy; and

WHEREAS, during that time, the City has experienced increases in administrative expenses and general operating costs associated with performing inspections and issuing certificates; and

WHEREAS, the existing fee structure no longer reflects the actual cost incurred by the City to provide inspection, review, and certification services; and

WHEREAS, the modest fee adjustment set forth herein is intended to help offset increased operational costs and ensure continued service without imposing an undue burden on applicants; and

WHEREAS, the City finds that it is in the best interest of the public health, safety and welfare to update the fee schedule to more accurately reflect current conditions and costs.

NOW THEREFORE, IT IS ORDAINED by the City Council of the City of Passaic that the City Code of the City of Passaic, Chapter 100, Section 10 is hereby amended as follows:

SECTION I

Chapter 100 Certificates of Occupancy and Tenancy

§100-10 Fees

- A. The fee for a special inspection, a continued occupancy certificate, change of use or multiple certificate of occupancy shall be ~~\$50~~ \$65 for the first unit, \$35 per unit for the second through the 20th unit, inclusive, and \$25 per unit thereafter. The fee for rooming houses shall be \$65 per unit. The fee for an expedited occupancy certificate (five days or less) shall be \$300 and shall be assessed as an additional fee.

SECTION II

If any section or provision of this ordinance shall be invalid in any court the same shall not affect the other sections or provisions of this ordinance except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

SECTION III

All ordinances or parts of ordinances to inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION IV

This ordinance shall take effect upon publication as provided by law.

THE ABOVE ORDINANCE WAS INTRODUCED AND PASSED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF PASSAIC, N.J. HELD FEBRUARY 3, 2026 THE SAME WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE BY THE CITY COUNCIL AT THE COUNCIL CHAMBERS LOCATED AT 330 PASSAIC STREET, PASSAIC, NJ, AT THE MEETING OF FEBRUARY 17, 2026 AT 7:00 P.M. ALL PERSONS INTERESTED WILL BE GIVEN THE OPPORTUNITY TO BE HEARD CONCERNING THIS ORDINANCE.

By Order of the City Council

Dated: February 3, 2026