

Ordinance of the City of Jersey City, N.J.

File No. Ord. 25-105
Agenda No. 3.5 (1st Reading)
Agenda No. 4.4 (2nd Reading and Final Passage)



AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 1 (GENERAL PROVISIONS) CHAPTER 218 (MULTIPLE DWELLINGS), CHAPTER 260 (RENT CONTROL), CHAPTER 254 (PROPERTY MAINTENANCE) AND CHAPTER 1 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY CITY TO ESTABLISH MANDATORY MINIMUMS FOR VIOLATIONS OF HOUSING-RELATED ORDINANCES.

COUNCIL AS A WHOLE offered and moved adoption of the following ordinance:

Whereas, the city code establishes numerous violations regarding multiple dwelling units; and,

Whereas, the city holds that housing-related violations are specifically important to enforce as they have a direct impact on the health, safety, and welfare of residents; and

Whereas, the Municipal Council seeks to ensure that violations issued in these matters have the proper disincentivizing effect; and

Whereas, the Municipal council wishes to adopt mandatory minimum fines for housing-related violations in multi-unit buildings; and,

Whereas, the Municipal Council wishes to clarify that violations issued by city officials are continuing violations and to streamline the enforcement process; and,

Therefore, let it be ordained by the municipal council as follows:

A.Chapter 1 is hereby amended as follows:

§ 1-25. General penalty.

A.Notwithstanding any other section of this Code or any other ordinance, ~~the maximum penalty for violating any provision of this Code shall be, in the discretion of the Court, all penalties for violating any provisions of this Code~~ are subject to the maximums authorized by law (including N.J.S.A. 40:49-5) of a fine of up to two thousand dollars (\$2,000.00) and/or imprisonment for a period of up to ninety (90) days and/or a period of community service not exceeding ninety (90) days; provided, however, that for the violation of an ordinance pertaining to solid waste disposal the maximum penalty shall be ten thousand dollars (\$10,000.00), and the minimum penalty shall be two thousand five hundred dollars (\$2,500.00); provided further, however, that for violations of Chapter 287 by owners of multiple-family residential property, the minimum penalty shall be:

1.Two hundred fifty dollars (\$250.00) for properties that are one (1) to four (4) units; and

2.Five hundred dollars (\$500.00) for properties that are five (5) or more units.

~~B.Each day a violation of any provision of this Code or any ordinance shall continue shall constitute a separate offense. This section shall not affect any mandatory minimum penalty established by any section of the Code or ordinance.~~

B.Continuing violations.

1.Continuing offense: A period that begins with a first violation and continues until compliance is established. Each day that a violation of this Code or any ordinance continues shall constitute a separate offense.

APPROVED AS TO LEGAL FORM



Business Administrator



Corporation Counsel

An Ordinance amending and supplementing Chapter 1 (General Provisions) Chapter 218 (Multiple Dwellings), Chapter 260 (Rent Control), Chapter 254 (Property Maintenance) and Chapter 1 of the Code of Ordinances of the City of Jersey City to establish mandatory minimums for violations of housing-related ordinances.

2.Single summons sufficient: The City may charge a continuing offense in a single summons, and upon conviction by plea or trial, the court may impose a separate penalty for each day the violation continued without the need to issue a separate summons for each day. For purposes of calculating daily penalties, the period of violation shall run from the date of offense alleged on the summons and shall continue until the violation is abated or until conviction by plea or trial, whichever is first.

3.Stacking: Penalties shall be assessed per violation, per day.

4.Mandatory minimums: Nothing in this section alters any mandatory minimum penalty established elsewhere in this Code or ordinance.

C.In addition to the penalties hereinabove provided, any condition caused or permitted to exist in violation of any of the provisions of this Code or any ordinance shall be deemed to be a public nuisance and may be abated by the city as provided by law, and each day that such condition continues shall be regarded as a new and separate offense.

D.Pursuant to N.J.S.A. 40:69A-29, any person who is convicted of violating an ordinance by a plea or trial within one (1) year of the date of conviction by plea or trial of a previous violation of the same ordinance and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of the ordinance, but shall be calculated separately from the fine imposed for the violation of the ordinance.

B.Chapter 218 is hereby amended as follows:

ARTICLE I - Security Service and Security Cameras

§ 218-2.1. - Violations and penalties.

An owner or managing agent who fails to comply with the provisions of this article shall, upon conviction, be punishable as provided in Chapter 1, General Provisions, § 1-25, except that there shall be a mandatory minimum fine of \$100 per unit per day of the continuing offense.

ARTICLE II - Registration of Vacant Dwelling Units

§ 218-6. - Violations and penalties.

~~Violation of any part of this article by an owner shall, upon conviction, be punishable as provided in Chapter 1, General Provisions, § 1-25.~~

A violation of Article II shall, upon conviction, be punishable by a fine of up to \$2000 per unit, as provided in Chapter 1, General Provisions, § 1-25, but not less than \$100 per unit per day of the continuing offense

ARTICLE III - Harassment and Eviction

§ 218-11. - Violations and penalties.

A.A violation of this article shall be punishable by a fine or imprisonment as set forth in Chapter 1, General Provisions, § 1-25, but there shall be a mandatory minimum of \$100, per lawful occupant per day of the continuing offense.

B.Each violation of this article shall constitute a separate violation independent of any other section or any order issued pursuant to this chapter. Each day's failure to comply with this article or subsection shall constitute a separate violation.

ARTICLE IV - Withholding Units from Rental Market

§ 218-15. - Violations and penalties. (NO CHANGES)

ARTICLE V - Seating for Senior Citizens

§ 218-19 - Violations and penalties.

An Ordinance amending and supplementing Chapter 1 (General Provisions) Chapter 218 (Multiple Dwellings), Chapter 260 (Rent Control), Chapter 254 (Property Maintenance) and Chapter 1 of the Code of Ordinances of the City of Jersey City to establish mandatory minimums for violations of housing-related ordinances.

A violation of this article shall be punishable by a fine or imprisonment as set forth in Chapter 1, General Provisions, § 1-25, If the violation remains unabated thirty (30) days after the issuance of a Notice of Violation, there shall be a mandatory minimum fine of \$100 per property per day of the continuing offense.

C. Chapter 260 (RENT CONTROL) shall be amended as follows:

§ 260-17. - Violations and penalties.

A violation of any provisions of this chapter, including but not limited to the filing with the Rent Leveling Board or the Administrator of any material misstatement of fact, shall be punishable as provided in Chapter 1, General Provisions, § 1-25. A violation affecting more than one tenant shall be considered a separate violation as to each tenant per day of the continuing offense. Violations of multiple provisions of this Code shall be considered a separate violation as to each provision.

a. For each violation of this chapter, the violator shall be subject to a mandatory fine of not less than one hundred dollars (\$100.00) and not more than two thousand dollars (\$2,000.00).

C. Chapter 254 (PROPERTY MAINTENANCE) shall be amended as follows:

§ 254-112. - Violations and penalties.

Anyone found guilty of violating any section of this chapter shall, upon conviction, be punishable as provided in Chapter 1, General Provisions, §1-25, with a minimum fine of \$100 and a maximum fine of \$2,000. A violation affecting more than one dwelling unit shall be considered a separate violation as to each unit per day of the continuing offense. Additionally, anyone found guilty of violating §254-27 (heating facilities and duty to supply heat), shall be punished by a minimum fine of at least \$100.

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RECORD OF COUNCIL VOTE ON INTRODUCTION – Sep 24 2025						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	9-0
HULINGS	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES	AYE	

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING – Oct 8 2025						
RIDLEY	AYE	SALEH	ABSENT	DEGISE	AYE	7-2
HULINGS	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GRIFFIN	ABSENT	WATTERMAN, PRES.	AYE	

SPEAKERS:

Kevin Weller
Mark Boyles
Daniel Feldman
Michele Hirsch

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY –						
RIDLEY		SALEH		DEGISE		
HULINGS		SOLOMON		RIVERA		
BOGGIANO		GRIFFIN		WATTERMAN, PRES.		

RECORD OF FINAL COUNCIL VOTE – Oct 8 2025						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	9-0
ZUPPA, JR.	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GRIFFIN	AYE	WATTERMAN, PRES.	AYE	

Adopted on first reading of the Council of Jersey City, N.J. on **Sep 24 2025**
Adopted on second and final reading after hearing on **Oct 8 2025**

This is to certify that the foregoing Ordinance was adopted
by the Municipal Council at its meeting on Oct 8 2025



City Clerk



Joyce E. Watterman, President of Council
Approved: Oct 8 2025

Steven M. Fulop, Mayor
Date to Mayor: Oct 9 2025
Approved: Oct 9 2025

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FACT SHEET -

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the ordinance.

Project Manager

James Solomon, Councilperson		201-547-5315	ismith@jcnj.org
Department	Municipal Council		
Division	Municipal Council		

Note: Project Manager must be available by phone during agenda meeting (Wednesday prior to council meeting @ 1:00 p.m.)

Meeting	Regular Meeting of Municipal Council - Sep 24 2025
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Purpose

Ordinance establishing Mandatory minimums

Cost (Identify all sources and amounts)

N/A

Contract term (include all)

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Approved by
John McKinney, Attorney

Status:
Approved - Sep 17 2025