

ORDINANCE 16-6

**CITY OF BRIDGETON
ORDINANCE AMENDING CHAPTER 277, RENTAL PROPERTY, OF THE CODE OF
THE CITY OF BRIDGETON**

WHEREAS, there exists a need for the City of Bridgeton to amend Chapter 277, Rental Property, separating owner occupied residential sales from rental residential sales property inspection requirements at the time of sale of property; and

WHEREAS, there no longer exists a need to provide a certificate of occupancy for commercial buildings; and

WHEREAS, provisions for such inspections for rental property and owner occupied property are provided under Chapter 277 Rental Property which creates confusion for owner occupied residential sales; and

WHEREAS, the Division of Housing and Code Enforcement recommends separating owner occupied residential property and rental residential property Certificate of Occupancy requirements;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bridgeton as follows:

1. Chapter 277, Article II, §277 – 19 is hereby amended to read:

§277 – 19 A. (1). No owner or agent thereof shall hereafter sell or convey, whether legal or equitable title, any dwelling or dwelling unit, or premises, except vacant land, unless prior to such sale or conveyance a certificate of inspection /certificate of occupancy has been obtained from the Code Enforcement Officer.

§277 – 19 A. (2). The Code Enforcement Officer shall make an inspection prior to the date of sale. The owner or agent shall cooperate with the Code Enforcement Officer in arranging for the inspection. If the owner or agent cooperates with the Code Enforcement Officer and if the Code Enforcement Officer fails to inspect or to issue a certificate of inspection as set forth herein, the sale or conveyance may proceed without a certificate of inspection.

§277 – 19 B. (1) is deleted in its entirety.

ADOPTED at a regular meeting of the City Council of the City of Bridgeton held on the 15th day of March, 2016.

ATTEST:

Darlene Richmond,
City Clerk

J. Curtis Edwards
Council President

APPROVED:

Albert Kelly, Mayor