

CITY OF ABSECON

ORDINANCE 10-2026

AN ORDINANCE AMENDING THE CODE OF THE CITY OF ABSECON, CHAPTER 160 – UNIFORM CONSTRUCTION CODE FEES

WHEREAS, the City Council of the City of Absecon has the need to revise portions of the City Code that are outdated and update them with usable policies.

WHEREAS, the City Council of the City of Absecon wishes to amend Chapter 160 of the City Code with the following list of fees fixed and established for certain services extended by the Construction Office.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Absecon that Chapter 160 of the City's Code be amended as follows:

Chapter 160 Uniform Construction Code Fees

160-2 – Certificate of Continuing Occupancy

A. Certificate Required

1. No person, company, partnership, firm or corporation shall occupy, prepare for occupancy or otherwise to occupy property in the City of Absecon City until a Rental or Resale Certificate has been issued certifying and stating said property is in compliance with the latest edition of the International Property Maintenance Code.
2. No building or structure in the City of Absecon City in which there is a change in owner, tenant or occupant shall be occupied until a Rental or Resale Certificate has been obtained.
3. No building or structure in the City of Absecon City which has been vacated shall be reoccupied until a Rental or Resale Certificate has been obtained.
4. The provisions of this section shall not be applicable to individual guest rooms or suites or residential hotels or motels, as identified in the International Building Code for Residential Use Group R-1.

B. Enforcement.

The responsibility for the enforcement of this section shall be with the Construction Official, Zoning Official, Fire Official or their designee.

C. Application.

1. An application for a Rental or Resale Certificate shall be applied for from the Zoning Official, on forms provided by the Zoning Official.
2. An application for the Rental or Resale Certificate shall be obtained for each separate residential unit or commercial tenant space upon each change in owner, tenant or occupant.

3. An application fee for a certificate of continuing occupancy, made payable to the City of Absecon City, shall be in the amount of \$100 for each single-family residence and \$150 for a commercial structure. The fee for hotels and motels shall be \$50 plus an additional \$10 per units (not to exceed \$250). The application fee shall be payable at the time of application and prior to the initial inspections.

(a) The application fee for a Rental or Resale Certificate shall be as established in this chapter, the cost of which shall include on inspection and, if necessary, one reinspection.

(b) Additional reinspections. Beginning with the third and continuing for each subsequent inspection, the applicant will be responsible for an additional fee, made payable to the City of Absecon City, in the amount of \$50. This fee shall be payable prior to the issuance of the Rental or Resale Certificate.

(c) The purpose of the application fee is to provide for the cost of performing the inspection and related costs incurred by the City of Absecon.

D. Penalties.

Any person who violates any provision of this section shall, upon conviction in the Municipal Court of the City of Absecon City, for each offense, be subject to a fine not to exceed \$1,000 and/or 30 days in jail. Each day that any provision of this section remains unabated shall be deemed a separate offense.

E. Mercantile License.

When a certificate is required by this section, no mercantile license shall be issued until the certificate of continuing occupancy is obtained.

F. Relationship to property maintenance code.

No certificate required by this section shall be issued until after an inspection has been conducted pursuant to the provisions of the Property Maintenance code, as adopted by Chapter 266, Property Maintenance.

BE IT FURTHER ORDAINED that:

1. Any Ordinance or parts of ordinances, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of any such inconsistency.
2. This Ordinance shall take effect upon final adoption and publication as required by law.

DATED: June 4th, 2026

SIGNED:

Thomas Marrone, Mayor

ATTEST:

Carie A. Crone, RMC, Municipal Clerk

Passed on first reading at a regular meeting of the Municipal Council held on May 21st, 2026. Laid over and advertised for public hearing and final adoption on June 4th, 2026.