



APPLICATION FOR SHORT-TERM RENTAL

NAME OF OWNER: _____

ADDRESS OF OWNER: _____

TELEPHONE NO.: _____

E-MAIL ADDRESS: _____

RESPONSIBLE PARTY (IF OTHER THAN OWNER): _____

ADDRESS OF RESPONSIBLE PARTY: _____

TELEPHONE NO. OF RESPONSIBLE PARTY: _____

E-MAIL ADDRESS OF RESPONSIBLE PARTY: _____

RENTAL PROPERTY STREET ADDRESS: _____

BLOCK AND LOT NUMBER: _____

TYPE OF PROPERTY (CHECK BOX THAT APPLIES)

SINGLE-FAMILY RESIDENCE

TWO-FAMILY RESIDENCE (WITH ONE UNIT OWNER-OCCUPIED)

MULTI-FAMILY RESIDENCE (CONTAINING THREE OR FEWER DWELLING UNITS
WITH ONE UNIT BEING OWNER-OCCUPIED AND NOT LOCATED IN A
CONDOMINIUM, CO-OP OR HOMEOWNER ASSOCIATION)

DWELLING UNIT IN A CONDOMINIUM, CO-OP OR HOMEOWNER ASSOCIATION
WHERE BYLAWS, MASTER DEED OR GOVERNING DOCUMENTS PERMIT SHORT
TERM RENTALS AND IN WHICH THE OWNER HAS THEIR PRINCIPAL RESIDENCE

OTHER (DESCRIBE _____)

NOTE: SHORT-TERM RENTALS ARE NOT PERMITTED FOR ANY PORTION OF A DWELLING UNIT THAT IS LESS THAN THE FULL DWELLING UNIT NOR WITHIN ANY DWELLING UNIT THE RENT FOR WHICH IS SET BY HUD, A STATE AGENCY OR IS REGULATED BY CHAPTER 336 OF THE RIVER EDGE CODE RESPECTING RENT LEVELING. SHORT-TERM RENTALS UNDER ORDINANCE 25-22 SHALL ALSO NOT BE PERMITTED IN ANY HOTEL, MOTEL, STUDIO HOTEL, ROOMING HOUSE, DORMITORY, PUBLIC OR PRIVATE CLUB, CONVALESCENT HOME, REST HOME, HOME FOR AGED PEOPLE, ADULT FAMILY CARE HOMES, ASSISTED LIVING FACILITIES, COMMUNITY RESIDENCES FOR DEVELOPMENTALLY DISABLED PERSONS, COMMUNITY SHELTERS FOR VICTIMS OF DOMESTIC VIOLENCE, SENIOR HOUSING, NURSING HOMES, FOSTER HOME, HALFWAY HOUSE, TRANSITIONAL HOUSING FACILITY, OR OTHER SIMILAR FACILITY OPERATED FOR THE CARE, TREATMENT, OR REINTEGRATION INTO SOCIETY OF HUMAN BEINGS; ANY HOUSING OWNED OR CONTROLLED BY AN EDUCATIONAL INSTITUTION AND USED EXCLUSIVELY TO HOUSE STUDENTS, FACULTY OR OTHER EMPLOYEES WITH OR WITHOUT THEIR FAMILIES; ANY HOUSING OPERATED OR USED EXCLUSIVELY FOR RELIGIOUS, CHARITABLE OR EDUCATIONAL PURPOSES; OR ANY HOUSING OWNED BY A GOVERNMENTAL AGENCY AND USED TO HOUSE ITS EMPLOYEES OR FOR GOVERNMENTAL PURPOSES.

HAS THERE BEEN MORE THAN ONE DOCUMENTED DANGEROUS CONDITION CITED ON THE RENTAL PROPERTY DURING THE PAST YEAR? ____ IF YES, PLEASE EXPLAIN: _____

HAVE ANY CODE VIOLATIONS BEEN ISSUED BY THE BOROUGH OF RIVER EDGE RELATING TO THE RENTAL PROEPRTY _____ YES/NO. IF YES, PLEASE DESCRIBE: _____

IS THE RENTAL PROPERTY CURRENT IN THE PAYMENT OF REAL ESTATE PROPERTY TAXES AND SEWER CHARGES? _____ YES/NO. IF NO, PLEASE DESCRIBE: _____

HAS THE APPLICANT BEEN CONVICTED OF A VIOLATION OF RIVER EDGE'S NOISE ORDINANCE (CHAPTER 296) WITHIN THE PAST TWO YEARS? _____ YES/NO. IF YES, PLEASE DESCRIBE: _____

ARE THERE ANY UNPAID FINES OR PENALTIES ISSUED BY THE RIVEREDGE MUNICIPAL CODE FOR CODE VIOLATIONS RESPECTING THE PROPERTY? _____ YES/NO. IF YES, PLEASE DESCRIBE: _____

CHECKLIST FOR DOCUMENTS REQUIRED IN CONNECTION WITH THE ISSUANCE OF A SHORT-TERM RENTAL PERMIT (PLEASE CHECK TO CONFIRM DOCUMENT IS SUBMITTED WITH APPLICATION)

_____ Application fee (Initial Registration \$250 or Renewal Registration \$200);

_____ A zoning compliance certificate, which states that the premises are not being occupied or used in violation of the Borough's Land Use Regulations and Zoning Ordinances, shall be required;

_____ A copy of the driver's license or State identification card of the owner of the short-term rental property, confirming, as set forth in this section, that the property is the principal residence, as that term is defined in this section, of the owner making application for the short-term rental permit;

_____ The name, address, telephone number and email address of the short-term rental property's responsible party, which shall constitute his/her seven-day a week, twenty-four-hour a day contact information;

_____ Copies of two utility bills from the short-term rental property that are less than thirty (30) days old;

_____ The number and location of all parking spaces available to the premises, which shall include the number of legal off-street parking spaces and on-street parking spaces directly adjacent to the premises;

_____ If an owner is applying for a short-term rental permit for a property that is not owner-occupied, the owner must provide documentary proof that the non-owner-occupied property was in use as a short-term rental property at the time of adoption of Ordinance 25-22;

_____ A certificate of occupancy for the rental property;

_____ Documentation that the property has been inspected for compliance with the Borough's fire safety regulations and Property Maintenance Code (Chapter 330) within the past three years;

_____ Proof of the owner's current ownership of the short-term rental unit;

_____ Proof of general liability insurance in a minimum amount of five hundred thousand dollars (\$500,000.00);

CERTIFICATION

The Undersigned, of full age, by way of certification says that:

1. I am the owner, or responsible party, of the short-term rental property identified in this application.
2. I am in compliance with the requirement that the short-term rental property constitutes my principal residence.
3. I have received a copy of Ordinance 25-22, have reviewed it, understand its requirements, and certify as to the accuracy of all information provided in the this short-term rental permit application.
4. I agree that all renters of the short-term rental property shall be limited to one vehicle per two occupants in the short-term rental property.
5. I agree to make every effort to avoid and/or mitigate issues with on-street parking in the neighborhood in which the short-term rental is located, resulting from excessive vehicles generated by the short-term rental of the property, in order to avoid a shortage of parking for residents in the surrounding neighborhood.
6. I agree to use my best efforts to assure that use of the short-term rental properties by all transient occupants will not disrupt the neighborhood and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties.
7. I agree to perform all of the respective duties of the owner or responsible party as specified in Ordinance 25-22.
8. There have been no prior revocations or suspensions of a permit issued to me to permit a short-term rental in the Borough of River Edge.

I certify that the foregoing statements made by me are true. I understand that if any of the foregoing statements made by me are willfully false, I am subject to punishment. I also understand that any false statement made in this application may result in the revocation or suspension of the permit for short-term rental and may subject me to a violation of Ordinance 25-22.

Dated: _____

(signature)

Print or type name of Owner or Responsible Party
