



WEST DEPTFORD TOWNSHIP
LANDLORD REGISTRATION
MUNICIPAL CLERK

REGISTRATION TYPE:		New		Renewal		FILED DATE:			
PROPERTY INFORMATION									
Address to Be Registered									
Block		Lot		Qualifier		Unit #(s)		Number of Dwellings in Structure/Building	
								1 2	
		Township Sewer		Private Septic		Township Water		Private Well	
Type of Heat at Property		Fuel Oil Supply Dealer Name				Fuel Oil Supply Dealer Phone Number			
Oil Gas									
OWNER INFORMATION									
Owner Name						Phone Number			
Owner Address						Email Address			
Owner of Property is a: Corporation Partnership Individual									

Pursuant to State law (N.J.S.A. 46:8-28), the property owner shall supply the names and addresses of all general partners in the case of a partnership, or corporate officers in the case of a corporation (attach additional pages if necessary).

TENANT INFORMATION	
Tenant Name	Phone Number
REGISTERED AGENT (if owner of record is a corporation)	
Registered Agent Name	Phone Number
Registered Agent Address	Email Address
MANAGING AGENT	
Managing Agent Name	Phone Number
Managing Agent Address	Email Address
AUTHORIZED AGENT	
If no owner or managing agent resides in Gloucester County, in which the dwelling is located, please provide contact information for a person who resides in the county is authorized to accept notices from a tenant, issue receipts therefor and to accept service of process on behalf of the record owner.	
Authorized Agent Name	Phone Number
Authorized Agent Address	Email Address

Continue Landlord Registration on Page 2



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SUPERINTENDENT/JANITOR/CUSTODIAN		There is no Superintendent/Janitor/Custodian	
Name		Phone Number	
Address		Email Address	
EMERGENCY CONTACT			
Emergency Contact Name		Emergency Contact Phone Number (Cell)	
Emergency Contact Address		Emergency Contact Email Address	
BANK/FINANCIAL COMPANY HOLDING A MORTGAGE		There is no recorded mortgage	
Mortgage Holder Name			
<u>A RENTAL HOUSING INSPECTION IS REQUIRED FOR EACH CHANGE OF TENANT PER CHAPTER 178 HOUSING STANDARDS</u>			
CERTIFICATION			
I hereby certify that the above information is true and that I am the owner/landlord, or I am a corporate officer, partner/manager authorized to sign the registration.			
Owner/Landlord Signature		Print Name & Title	Date
OFFICIAL USE ONLY DO NOT WRITE BELOW THIS LINE			
Signature of Municipal Clerk			
Date			
<u>APPLICABLE RENTAL UNITS CONSTRUCTED PRIOR TO 1978 SHALL BE INSPECTED FOR POSSIBLE LEAD PAINT HAZARDS PER THE REQUIREMENTS OF CHAPTER 104 – LEAD BASED PAINT INSPECTIONS.</u>			

Please complete and forward to:

Lee Ann DeHart, RMC, Municipal Clerk
West Deptford Municipal Building
400 Crown Point Road
West Deptford, NJ 08086
(856) 845-4004 ext. 177

If you wish to receive a signed and sealed copy as proof of your filing, please include a self-addressed, stamped envelope.

*Township of West Deptford, NJ
Wednesday, January 17, 2024*

Chapter 104. Lead-Based Paint Inspections

§ 104-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

LEAD ABATEMENT

Measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by the Commissioner of Community Affairs in compliance with standards promulgated by the appropriate federal agencies.

LEAD EVALUATION CONTRACTOR

A firm certified by the New Jersey Department of Community Affairs to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:171.1 et seq.

LEAD-BASED PAINT HAZARD

Any condition that causes exposure to lead from lead-contaminated dust or soil or lead-contaminated paint that is deteriorated or present in surfaces that would result in adverse human health effects.

TENANT TURNOVER

The time at which all existing occupants vacate a dwelling unit, and all new tenants move into the dwelling unit.

VISUAL ASSESSMENT

A visual examination for deteriorated paint or visible surface dust, debris, or residue, and as conducted pursuant to N.J.A.C. 5:28A-2.3.

§ 104-2. Inspections.

- A. The Township lead inspector shall inspect every single-family, two-family, or multiple rental dwelling located in the Township of West Deptford for lead-based paint hazards through visual assessment.
- B. In lieu of having the dwelling inspected by the Township's lead inspector, a dwelling owner or landlord may directly hire a private lead evaluation contractor who is certified to provide lead paint inspection services by the Department of Community Affairs to perform the lead-based paint inspection in accordance with N.J.S.A. 52:27D-437.1 et seq.
- C. In accordance with N.J.S.A. 52:27D-437.16(c), a dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit:
 - (1) Has been certified to be free of lead-based paint;
 - (2) Was constructed during or after 1978;
 - (3) Is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least 10 years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the

multiple dwelling under the "Hotel and Multiple Dwelling Law," P.L. 1967, c. 76 (C. 55:13A-1 et seq.);

- (4) Is a single-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by tenants that do not have consecutive lease renewals; or
 - (5) Has a valid lead-safe certification.
- D. The owner, landlord, and/or agent of every single-family, two-family, or multiple rental dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three years, or at tenant turnover, whichever is earlier.
- E. If lead-based paint hazards are identified, then the owner, landlord, and/or agent of the dwelling shall remediate the lead-based paint hazard using lead abatement or lead-based control methods in accordance with N.J.S.A. 52:27D-437.16(d). Upon the remediation of the lead-based paint hazard, the Township's lead evaluation contractor shall conduct an additional inspection of the unit to certify that the hazard no longer exists.
- F. If no lead-based paint hazards are identified, then the Township's lead inspector shall certify the dwelling as lead-safe on a form prescribed by the Department of Community Affairs, which shall be valid for two years.
- G. Pursuant to N.J.S.A. 52:27D-437.16(e), property owners shall:
- (1) Provide evidence of valid lead-safe certification and the most recent tenant turnover at the time of the cyclical inspection.
 - (2) Provide evidence of a valid lead-safe certification obtained pursuant to this Section to new tenants of the property at the time of tenant turnover unless not required to have had an inspection by a lead evaluation contractor or permanent local agency pursuant to § 104-2C of this chapter.
 - (3) Maintain records of lead-safe certification, which shall include name(s) of the unit tenant(s), if inspection was conducted during a period of tenancy.
- H. Fees.
- (1) The Lead Paint visual inspection fee conducted by the Township is \$200 per inspection plus paragraph (2) below for a total of \$220.
 - (2) In accordance with N.J.S.A. 52:27D-437.16(h), an additional fee of \$20 per dwelling unit inspected by the Township's lead evaluation contractor or the owner's private lead evaluation contractor shall be addressed for the purpose of the Lead Hazard Control Assistance Act, unless the owner demonstrates that the Department of Community Affairs has already assessed an additional inspection fee of \$20. The fees collected pursuant to this subsection shall be deposited into the Lead Hazard Control Assistance Fund.
 - (3) In a common interest community, any inspection fee charged pursuant to this subsection shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit.