

**CITY OF UNION CITY
COUNTY OF HUDSON, STATE OF NEW JERSEY**

ORDINANCE

AN ORDINANCE AMENDING CHAPTER 334 "RENT STABILIZATION"

BE IT ORDAINED by the Board of Commissioners of the City of Union City, County of Hudson, State of New Jersey, that Chapter 334 shall be amended, as follows:

SECTION ONE

Section 334-2(A) shall be amended by replacing same with the following:

Applicability. The terms of this chapter apply to individual dwelling units within a building, including condominium or cooperative units in the process of being converted, or having been converted, rather than to an individual tenant occupying a dwelling unit. An agreement for occupancy of the dwelling unit shall not circumvent the application of this ordinance by titling the agreement as other than a lease, such as, but not limited to a "use and occupancy agreement".

SECTION TWO:

Severability. The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION THREE:

Repealer. All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all Ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

SECTION FOUR:

This Ordinance shall take effect upon passage and publication as required by law.

I HEREBY CERTIFY this to be a true and correct Ordinance of the City of Union City Board of Commissioners, adopted on December 15, 2015 and will be further considered after a

Public Hearing held on January 5, 2016 at the Jefferson Elementary School, 3400 Palisade Avenue at 7:00 p.m.

INTRODUCED: **December 15, 2015**

ADOPTED: *JAN. 5, 2016*

ATTEST:



DOMINICK CANTATORE, Acting City Clerk

Date: _____

SUMMARY OF ORDINANCE

This ordinance adds to existing ordinance that an agreement for occupancy of the dwelling unit shall not circumvent the application of this ordinance by titling the agreement as other than a lease, such as, but not limited to a "use and occupancy agreement".