

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

**AN ORDINANCE SUPPLEMENTING CHAPTER 381 "TAXATION" OF THE
REVISED GENERAL ORDINANCES OF THE CITY OF UNION CITY CONCERNING
THE ELIGIBILITY FOR 5 YEAR TAX ABATEMENTS FOR RESIDENTIAL
IMPROVEMENTS**

WHEREAS, N.J.S.A. 54:4-3.139 et. seq. enables Municipalities which contain an urban enterprise zone to also provide for property tax incentives, not to exceed 5 years, and

WHEREAS, Chapter 381 of the Ordinances of the City of Union City provides a 5 year incentive for residential improvements, and

WHEREAS, the Board of Commissioners finds and determines an amendment to this ordinance is necessary so as to insure that the parties who are eligible for a tax abatement are actually the owner and occupant of a dwelling house, condominium unit or unit in the horizontal property or cooperative, and

WHEREAS, the Board of Commissioners of the City of Union City hereby reaffirm the findings set forth in Chapter 381, Section 1 of the aforesaid ordinance concerning 5 year incentives for residential improvements, and

WHEREAS, the Board of Commissioners find that these tax incentives will continue to encourage improvements to residential buildings and promote construction of new improvements for 1-4 family residential dwellings within the city, thus improving the overall quality of life within the city, and

WHEREAS, the Board of Commissioners find there is compelling public purpose to amend the aforesaid ordinance to target these tax incentives for improvements to the owner's real property.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Board of Commissioners of the City of Union City, County of Hudson, State of New Jersey that Chapter 381, "Taxation", of the Revised General Ordinances of the City of Union City shall be amended with regard to Section 381-5 (A)(1) as follows:

SECTION ONE:

Section 381-5(A)(1) shall now read as follows: To be eligible for a tax abatement, a dwelling house, condominium unit or unit in a horizontal property regime shall be occupied by the owner thereof, and that a cooperative shall be occupied by the residential shareholder therein.

All of the subsequent language previously set forth in Section 381-5(A)(1) shall be deleted.

All of the remaining sections of Section 381-5 shall remain as set forth in the current ordinance.

SECTION TWO:

Section 381-18, "Expiration", is deleted in its entirety.

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 party of Ordinances now existing or in effect, unless the same being in conflict or inconsistent with any provision of this Ordinance, shall remain in full force and effect.

SECTION FOUR:

Severability. The provisions of the Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason is held to be invalid or unconstitutional by a court of competent jurisdiction, such decisions shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this ordinance, which shall remain in effect; it being the legislative affect intent of the mayor and board of commissioners that this ordinance shall stand non withstanding the invalidity or any party.

SECTION FIVE:


When Effective. This Ordinance shall take effect on passage and publication provided by the law of the State of New Jersey.

I HEREBY CERTIFY this to be a true and correct Ordinance of the City of Union City Board of Commissioners, adopted on September 6, 2016.

INTRODUCED: August 3, 2016

ADOPTED: September 6, 2016

ATTEST:



Erin Knoedler
Deputy City Clerk

September 6, 2016
DATE

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

The following ordinance was adopted by the Board of Commissioners of the City of Union City, County of Hudson, New Jersey at a meeting held on **September 6, 2016 at 7:00 p.m.**

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SUMMARY OF ORDINANCE

This ordinance establishes that only owners or residential shareholders who occupy their residential properties are eligible for five year tax abatements.