

ORDINANCE #20-03
AN ORDINANCE OF THE TOWN OF CLINTON AMENDING CHAPTER
88 OF THE CODE OF CLINTON TO ADD A NEW SECTION CREATING A
CONSTRUCTION RECORDS CLEARANCE POLICY

BE IT ORDAINED, by the Mayor & Council of the Town of Clinton, County of Hunterdon, State of New Jersey as follows:

I. Chapter 88 shall be amended to include a new section as follows:

II. CONSTRUCTION RECORDS CLEARANCE (CRC)

III. WHEN REQUIRED

No building or structure shall be occupied in whole or in part prior to the issuance of a certificate of construction records clearance (CRC). A CRC shall be required prior to the sale of any residential or commercial structure.

IV. EXCEPTIONS

The following transactions are exempt from obtaining a CRC as long as no change in physical occupancy occurs:

- a. Transfer of title to correct a previously recorded deed.
- b. Title eligible to be recorded as an ancient deed pursuant to N.J.S.A. 46:16-7.
- c. Transfer of title between husband and wife, whether or not relating to divorce, or between former spouses if the transfer is incident to an order or judgment from any court of competent jurisdiction.
- d. Transfer of title relating to new construction for which a certificate of occupancy is required.
- e. Transfer of title by or to an executor, administrator or court which affects a distribution of a descendant's estate in accordance with the provisions of the descendant's will or the interstate of laws of the State.
- f. Transfer of title due to refinancing, home equity loans, second mortgages.
- g. Transfer of title by or to a receiver, trustee in bankruptcy or liquidation, or assignee for the benefit of creditors.
- h. Residential rentals.

V. RESPONSIBILITY

No owner shall permit the sale of residential or commercial premises covered under this section unless the requisite CRC has been issued. No Purchaser or tenant shall occupy any premises covered under this section until the requisite CRC has been issued. Owners, tenants, and occupants shall be jointly and separately responsible for failure to obtain the requisite CRC required hereunder. The owner or his authorized agent shall submit a written application and

payment of fees at least twenty five (25) business days prior to the change of ownership and /or occupancy on the form provided by the Town.

VI. PRE-OCCUPANCY RECORDS INSPECTION

Prior to the issuance of any certificate for any transaction, the enforcing agency shall conduct a records inspection to ensure that there are no open construction permits on subject premises. Should there be open permits on subject premises, all final inspections and prior approvals shall be obtained and appropriate Uniform Construction Code Certificates shall be issued prior to the issuance of the CRC.

VII. FEES:

The applicant shall submit the application fees for the CRC, as follows to cover the administrative cost:

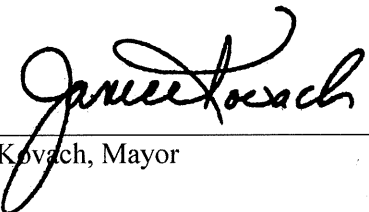
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| CRC Fee: | \$100.00 (submitted within 25 days) |
| CRC Fee: | \$150.00 (submitted within 10 days) |

VIII. VIOLATIONS AND PENALTIES:

Any person, firm or corporation violating any provisions of this section shall, upon conviction, be punishable by a fine not exceeding one thousand (\$1,000) dollars, imprisonment for a period not exceeding 90 days and /or a period of community service not exceeding ninety (90) days.

The issuance of a CRC shall not preclude the imposition of penalties upon subsequent discovery of violations.

IX. This Ordinance shall take effect upon final passage and publication as provided for by law.



Janice Kovach, Mayor

ATTEST:



Cecilia Covino, RMC/CMC
Municipal Clerk