

CITY OF NORTH WILDWOOD

VACANT PROPERTY REGISTRATION

Ordinance 1724, effective September 27, 2017, requires the owner of any vacant/abandoned property to register, within 30 days of becoming vacant/abandoned, said property with the City Clerk. "Owner" shall include the title holder, any agent of the title holder, any foreclosing entity that has filed a notice with the City Clerk, or any other person or entity determined by a public officer of the City of North Wildwood to have authority to act with respect to the property.

Additionally, Ordinance 1724 requires owners of vacant/abandoned property to maintain said property according to certain standards and pay an annual fee.

The initial Registration Fee is \$50. Each annual renewal fee is \$50.

Property owners shall notify the City Clerk within 30 days of any change in the registration information by filing an amended registration statement.

The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceedings or court proceeding instituted by the City of North Wildwood against any owner or owners of the property.

The owner shall be required to renew the registration annually as long as the property remains a vacant/abandoned property.

All fees must accompany application, payable to: CITY OF NORTH WILDWOOD

Mail to: Office of the City Clerk
Vacant Property Registration
901 Atlantic Avenue
North Wildwood, NJ 08260

VACANT PROPERTY MAINTENANCE REQUIREMENTS

Maintenance Requirements. Within thirty (30) days of property becoming vacant property, the owner thereof, as to the property and as to any structures located thereon, shall:

(a) Secure the structures against unauthorized entry and continue to maintain the structures in a secure manner for so long as the property continues to meet the definition of abandoned property. "Secure manner" shall include, but not be limited to, the closure and locking of windows, doors, gates and other openings of such size that may allow an adult or child to access the interior of the structure. Broken windows, doors, gates and other openings of such size that may allow an adult or child to access

the interior of the structure shall be repaired. Broken windows shall be secured by reglazing of the window.

(b) Affix a sign to the principal structure on the property indicating the name, address and telephone number of the owner, the name, address and telephone number of the owner's authorized agent for the purpose of service of process and the name, address and telephone number of the person responsible for the maintenance of the property if such person is different from the owner or the owner's authorized agent. The sign shall be of a size and placed in such a location on the principal structure so as to be legible from the nearest public street or sidewalk, whichever is closest to the principal structure, but shall be no smaller than 8.5 inches by 11 inches.

(c) Keep the property free of:

1. Dead vegetation, trash, junk, debris, broken glass, garbage, building materials and any accumulation of newspapers, circulars, flyers and notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, tires, unregistered motor vehicles, unregistered boats, trailers, recreational vehicles or any other items that give the appearance that the property is abandoned or is not being properly maintained.

2. Weeds and overgrown brush. The obligation to maintain the property shall include, but not be limited to, watering, irrigation, cutting and mowing of lawns and removal of all trimmings therefrom and the maintenance of all landscaped areas.

3. Dead and dying trees or other natural growth and vegetation located within fifty (50) feet of a structure on an adjacent property or within fifty (50) feet of an adjacent public right-of-way and which, by reason of rotting or deteriorating conditions or storm damage, constitutes a hazard to persons or structures on the adjacent property or adjacent right-of-way, as the case may be.

4. Dilapidated bulkheads.

(d) Maintain sidewalks and curbs that are located on the property in good condition and repair, free of obstructions, debris or other unsafe conditions, projections, obstructions, icy conditions and snow accumulation.

(e) Maintain the property free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the existing structure.

(f) Keep swimming pools, spas and ponds winterized and covered.

(g) Adherence to this Section does not relieve the owner of any applicable property maintenance obligations that are set forth elsewhere in the Code of the City of North Wildwood.

VACANT PROPERTY REGISTRATION – CITY OF NORTH WILDWOOD

PROPERTY: Block: _____ Lot: _____ Address: _____

OWNER OF PROPERTY: _____

ADDRESS: _____

DAYTIME PHONE: _____ CELL PHONE: _____

EMAIL: _____

AGENT OF OWNER FOR RECEIPT OF NOTICES, VIOLATIONS: _____

ADDRESS: _____

DAYTIME PHONE: _____ CELL PHONE: _____

EMAIL: _____

INDIVIDUAL/ENTITY RESPONSIBLE FOR MAINTENANCE: _____

ADDRESS: _____

DAYTIME PHONE: _____ CELL PHONE: _____

EMAIL: _____

I hereby certify that the information on this page is correct and that the above-named property will be maintained pursuant to the Vacant Property Maintenance Requirements. I understand that I am required to notify the City Clerk of any changes to the status of the property, that registration is valid through December 31 of the initial registration year, and that renewal registration shall be completed by January 2 of each succeeding year.

Check One:

Initial Registration (\$50): _____

Renewal (\$50): _____

Amended Registration: _____

This registration is for the year ending December 31, _____.

Signature _____

Date _____