



# BOROUGH OF POINT PLEASANT

OCEAN COUNTY, NEW JERSEY

## LEGAL NOTICE TO RESIDENTIAL PROPERTY OWNERS

Dear Property Owner:

Please be advised that if you are selling, leasing or renting your property you must contact the Office of the Ocean County Fire Marshal at (732) 929-2088 to apply for a smoke alarm, carbon monoxide alarm, and portable fire extinguisher inspection in your residence and to obtain a certificate of compliance *prior* to any change of occupancy or the commencement of the lease or rental of your property as required by the Uniform Fire Safety Code, N.J.A.C. 5:70-2.3.

The Uniform Fire Safety Code, N.J.A.C. 5:70-2.1(b) requires that the Office of the Ocean County Fire Marshal conduct an inspection of your residence to enforce smoke alarm, carbon monoxide alarm, and portable fire extinguisher compliance before a certificate of compliance will be issued. All residential property owners of record are legally required to obtain this certificate of compliance from the Office of the Ocean County Fire Marshal prior to the sale, lease or rental of their property as required by the Uniform Fire Safety Code, N.J.A.C. 5:70-2.3 and 5:70-4.19.

If you are renting your property on a seasonal basis for no less than 30 days, you must apply for a smoke alarm, carbon monoxide alarm, and portable fire extinguisher inspection of your residence and obtain a certificate of compliance annually. N.J.A.C. 5:70-2.3(a)(i). Should you have any questions, please contact the Office of the Ocean County Fire Marshal at (732) 929-2088.

The owner, landlord and/or agent of a single-family, two-family or multiple dwelling unit built prior to 1978 offered for rental shall be required to obtain a **lead-based paint inspection** within two years of the effective date of the law, July 2, 2022, or upon a tenant turnover or whichever is earlier. After an initial inspection the owner, landlord and/or agent of such rental units shall be required to be inspected for lead-based paint hazards every three years, or upon tenant turnover, whichever is earlier. The fee for filing a lead-safe certification or lead-free certification shall be \$20 per unit inspected by a certified lead evaluation contractor. In accordance with N.J.S.A 52:27(D)-437.16 property owners, landlords and/or agents shall provide evidence of a valid lead-safe certification as well as evidence of the most recent tenant turnover at the time of the cyclical inspection to the Borough of Point Pleasant Code Enforcement Office.