

ORDINANCE 2026-10

AN ORDINANCE OF THE BOROUGH OF STOCKTON AMENDING ORDINANCE 2026-03, “AN ORDINANCE OF THE BOROUGH OF STOCKTON ESTABLISHING LEAD-BASED PAINT HAZARD INSPECTION REQUIREMENTS FOR RENTAL DWELLING UNITS”

WHEREAS, by Ordinance 2026-03, the Borough of Stockton adopted regulations, procedures and standards for the completion of inspections for lead-based paint in rental dwelling units, in order to conform to and ensure compliance with applicable provisions of State law; and

WHEREAS, at this time the Borough seeks to amend Ordinance 2026-03 to extend the commencement date for initial compliance of the Ordinance.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stockton, County of Hunterdon, as follows:

Section 1. §5 of Section 1 of Ordinance 2026-03, “An Ordinance of the Borough of Stockton Establishing Lead-Based Paint hazard Inspection Requirements for Rental Dwelling Units,” is hereby amended as follows (additions are underlined and deletions [bracketed]):

LEAD-BASED PAINT INSPECTION REQUIREMENTS FOR RENTAL DWELLING UNITS

§5. Timing for required inspection.

- a. The initial inspection for rental dwelling units subject to this ordinance shall take place upon tenant turnover or within three years of the effective date of P.L. 2021, c. 182, whichever is earlier. If, upon the effective date of this ordinance, an owner has not completed the required initial inspection, then the owner shall not be in violation of this provision as long as the owner completes the initial inspection for rental dwelling units subject to this ordinance within one-hundred eighty [ninety] days of the effective date of this ordinance.
- b. After initial inspection, all such dwelling units shall be inspected for lead-based paint hazards each time there is tenant turnover, or at least once every three years, whichever occurs earlier. However, if the dwelling unit owner has obtained a valid lead-safe certification for the dwelling unit, then inspection of that dwelling unit

shall not be required at each tenant turnover during the three-year period the certification is valid.

- c. Each subsequent periodic lead-based paint inspection shall be counted from the most recent inspection which resulted in a valid lead-safe certification.

2. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

3. Severability. If any section, paragraph, subsection, clause or provision of this ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be valid and enforceable.

4. Effective Date. This ordinance shall take effect upon its adoption and publication as provided by law.

Certification:

I, Laurie A. Courter, Clerk of the Borough of Stockton, County of Hunterdon, State of New Jersey, do hereby certify that the foregoing Ordinance was approved after a public hearing and is a true and exact copy of as presented on: July 13, 2026.

Laurie A. Courter, RMC

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough this 13th day of July, 2026.

RECORDED ROLL CALL VOTE-FINAL ADOPTION: Ayes: Brander, Brown, Gilinger, Meltzer

Nays: None

Absent: Mann, Fisher

Introduced: June 15, 2026

Public Hearing/Adoption: July 13, 2026