

**BOROUGH OF BERGENFIELD
PUBLIC NOTICE**

ORDINANCE 26-2659 - AN ORDINANCE AMENDING CHAPTER 239 OF THE CODE OF THE BOROUGH OF BERGENFIELD, ENTITLED "RENTAL PROPERTY"

was introduced at a Regular Meeting of the Mayor and Council of the Borough of Bergenfield, in the County of Bergen, New Jersey, held on Tuesday, January 20, 2026 and will be further considered for final passage after public hearing at a meeting of the Mayor and Council to be held in the Council Chambers on the third floor of the Bergenfield Borough Hall located at 198 North Washington Avenue in Bergenfield on Tuesday, February 3, 2026 at 8:00 p.m. prevailing time, or as soon thereafter as the matter can be heard.

A clear and concise statement of this ordinance is to amend Article III titled Short-Term Rental Property section 14 prohibited uses, define "Dwelling Unit" in section 15, and amend section 16 permitted uses, as set forth in the ordinance.

A copy of this ordinance may be obtained without cost between the hours of 8:30 a.m. and 4:30 p.m. at the office of the Borough Clerk, 198 North Washington Avenue, Bergenfield, New Jersey or can be accessed online on the Borough website at www.Bergenfieldnj.gov.

BOROUGH OF BERGENFIELD
Ordinance No. 26-2659

**AN ORDINANCE AMENDING CHAPTER 239 OF THE CODE OF THE BOROUGH OF BERGENFIELD, ENTITLED
"RENTAL PROPERTY"**

WHEREAS, Chapter 239 of the Code of the Borough of Bergenfield sets forth all regulations regarding Rental Property within the Borough of Bergenfield; and,

BE IT ORDAINED, by the Mayor and Council of the Borough of Bergenfield, County of Bergen and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Chapter 239. Rental Property.

Article III. Short-Term Rental Property.

Sec. 239-14. Short-term rental property prohibited uses.

A. Notwithstanding anything to the contrary contained in the Borough Code, it shall be unlawful for an owner, lessor, sublessor, any other person(s) or entity(ies) with possessory or use right(s) in a dwelling unit, their principals, partner or shareholders, or their agents, employees, representatives and other person(s) or entity(ies), acting in concert or a combination thereof, to receive or obtain actual or anticipated consideration for soliciting, advertising, offering, and/or permitting, allowing, or failing to discontinue the use or occupancy of any dwelling unit, as defined herein, for a period of twenty-seven (27) days or less.

B. Nothing in this article will prevent formation of an otherwise lawful occupancy of dwelling unit for a rental period of more than twenty-seven (27) days.

Sec. 239-15. Definitions.

DWELLING UNIT

Any structure or portion thereof, whether furnished or unfurnished, which is occupied in whole or in part, or intended, arranged or designed to be occupied, for sleeping, dwelling, cooking, gathering and/or entertaining, as a residential occupancy, by one or more persons. This definition includes an apartment, condominium, building, co-operative, converted space, or portions thereof, that is offered to use, made available for use, or is used for accommodations, lodging, cooking, sleeping, gathering and/or entertaining of occupancy and/or guest(s), for consideration, for a period of twenty-seven (27) days or less.

Sec. 239-16. Permitted uses.

A. The residential occupancy of an otherwise lawful and lawfully occupied dwelling unit for a period of twenty-seven (27) days or less by any person who is a member of the housekeeping unit of the owner, without consideration, such as house guests, is permitted.

Sec. 23-17. Advertising prohibited – To be deleted.

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.

Introduced: January 20, 2026

Adopted:

Attest

Approved