

CITY OF WILDWOOD
Cape May County, New Jersey

ORDINANCE NO. 960-13

**AN ORDINANCE AMENDING CHAPTER 22 OF THE REVISED
GENERAL ORDINANCES OF THE CITY OF WILDWOOD ENTITLED "RENTAL
HOUSING" TO INCLUDE NOTICE AND DESIGNATION OF CONTACT PERSON -
TO REQUIRE ALL CONDOMINIUMS OR MULTIPLE FAMILY DWELLINGS
CONSISTING OF THREE (3) OR MORE UNITS TO DESIGNATE A CONTACT PERSON
AUTHORIZED TO ACCEPT NOTICES ISSUED BY THE
CITY OF WILDWOOD AND TO BE THE CONTACT PERSON
FOR EMERGENCY PURPOSES.**

WHEREAS, the Board of Commissioners of the City of Wildwood has determined that it is in the best interest for the health, safety and welfare of the general public that all multi-family dwellings and condominiums with three (3) or more units designate a contact person and provide information of same to the City of Wildwood; and

WHEREAS, said contact person shall be determined to be the authorized person to receive and distribute all notices otherwise not required by statute to be served individually on unit owners on behalf of the multi-family dwelling or on behalf of the condominium association.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Commissioners of the City of Wildwood in the County of Cape May and State of New Jersey that Chapter 22 is hereby amended as follows:

Section 22-4.2. Notices and Designation of Contact Person of the Code of the City of Wildwood is hereby amended and shall read as follows:

Section 22-4.2. Purpose. The purpose of this Chapter is to provide for an organized and efficient method by which to provide public notice not otherwise required to be given individually by statute to be distributed by a designated contact person to all multi-family dwellings and condominium associations consisting of three (3) or more units and to have a readily accessible person for receipt of and distribution of any and all emergency information or procedures that may be required.

Section 22-4.2a. Designation of Contact Person: All multi-family dwellings or condominiums consisting of three (3) or more units shall provide to the Tax Assessor of the City of Wildwood, either on an annual basis or upon request by the City of Wildwood, the name, address, telephone numbers, e-mail address and all contact information of a designated person or entity so authorized by the owners of a multi-family dwelling of three (3) or more units or by the appropriate condominium association. The contact person may be a property management company or a licensed real estate broker or agent or any other such person or entity as properly authorized to and designated as such.

Section 22-4.2b. The designated contact person shall be authorized to accept and to distribute to all unit owners any notices or public information and/or bulletins not otherwise required by statute to be served individually on unit owners. The designated contact person shall also be authorized to receive on behalf of and to disseminate to all unit owners information or procedures issued by the City of Wildwood or other governmental agency concerning emergency precautions or procedures, which shall include, but not be limited to, inspections determined to be needed for fire or life hazard.

Section 22-4.2c. The contact person shall provide the unit numbers and designation of the units within the structure.

Section 22-4.2d. Enforcement: Enforcement of the provisions of this ordinance shall be the responsibility of the Code Enforcement Office and officials of the City of Wildwood.

Section 22-6. Violations and Penalties: Penalties: Any person violating any of the provisions of this ordinance shall, upon conviction, be punished by a fine of not less than \$100.00 or more than \$1,250.00 and/or by imprisonment for a term not exceeding six (6) months or community service not exceeding ninety (90) days. Every day that such offense continues after notice thereof shall be deemed a separate offense.

No mercantile licenses shall be issued for any such property deemed to be in violation of this ordinance until compliance.