

TOWNSHIP OF WAYNE

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VACANT/ABANDONED PROPERTY REGISTRATION FORM

In accordance with Chapter 99, Article I of the Code of the Township of Wayne, the owner, operator or responsible party of any vacant and/or abandoned property shall, within 30 calendar days after the building becomes vacant property or within 30 calendar days after assuming ownership of the abandoned property, whichever is later, or within 10 calendar days of receipt of notice by the municipality, file a registration statement for such vacant property with the Township of Wayne. Failure to receive notice by the Township shall not constitute grounds for failure to register the property. A certificate of registration shall remain valid through the end of the calendar year in which it was registered and shall be renewed annually, no later than January 31, as long as the property remains abandoned.

Vacant/abandoned property registration fees:

Initial registration -	No fee
Second renewal -	\$250
Third renewal -	\$500
Fourth renewal -	\$750
Fifth and subsequent renewals -	\$1,000

PROPERTY ADDRESS: _____

Block: _____ Lot: _____

Date Property was deemed Vacant/Abandoned: _____

Name & Address of Responsible Party or Authorized Agent: _____

Phone Number: _____ Email: _____

Signature: _____

Print Name: _____ Date: _____

** The responsible party or authorized agent shall notify the Township within 30 calendar days of any change in the registration information by filing an amended vacant/abandoned property registration form.*

** A certificate of insurance evidencing vacancy/abandoned coverage on the property must accompany this form.*

For Office Use Only

Initial Registration: _____
Second Renewal: _____
Third Renewal: _____
Fourth Renewal: _____
Fifth and Subsequent Renewal: _____

Fee Paid: _____ Date: _____ Check #: _____ Cash: _____

DPW/PM: _____ Planning: _____ Health: _____ Fire: _____ Legal: _____

§ 99-2.1 Vacant and/or abandoned property defined

A. Except as provided in N.J.S.A. 55:19-83, any property that has not been legally occupied for a period of six months and which meets any one of the following additional criteria may be deemed to be vacant and/or abandoned property upon a determination by the Enforcement Officer that:

(1) The property is in need of rehabilitation, in the reasonable judgment of the Enforcement Officer and no rehabilitation has taken place during that same six-month period; or

(2) Construction was initiated on the property and was discontinued prior to completion, leaving the building unsuitable for occupancy, and no construction has taken place for at least 6 months as of the date of a determination by the Enforcement Officer; or

(3) At least one installment of property tax remains unpaid and delinquent on that property as of the date of a determination by the Enforcement Officer; or

(4) The property has been determined to be a nuisance by the Enforcement Officer in accordance with N.J.S.A. 55:19-82 for one or more of the following reasons:

(a) The property has been found to be unfit for human habitation, occupancy or use pursuant to N.J.S.A. 40:48-2.3;

(b) The condition and vacancy of the property materially increases the risk of fire to the property and adjacent properties;

(c) The property is subject to unauthorized entry, leading to potential health and safety hazards; the owner has failed to take reasonable and necessary measures to secure the property; or the municipality has secured the property in order to prevent such hazards after the owner has failed to do so;

(d) The presence of vermin or the accumulation of debris or uncut vegetation or physical deterioration of the structure or grounds has created potential health and safety hazards, and the owner has failed to take reasonable and necessary measures to remove the hazards; or

(e) The dilapidated appearance or other condition of the property materially affects the welfare, including the economic welfare, of the residents of the area in close proximity to the property, and the owner has failed to take reasonable and necessary measures to remedy the conditions.

B. A property which contains both residential and nonresidential space may be considered abandoned pursuant to N.J.S.A. 55:19-78 et seq. so long as 2/3 or more of the total net square footage of the building was previously legally occupied as residential space and none of the residential space has been legally occupied for at least six months at the time of the determination of abandonment by the Enforcement Officer.

For additional information, please see Chapter 99: Housing Standards; Residential Property Article I: Housing Standards and Vacant and/or Abandoned Property <https://ecode360.com/7671415>