

**RESOLUTION OF THE
BOROUGH OF CALDWELL
RENT REVIEW BOARD**

RESOLUTION PURSUANT TO SECTION 182-5.F.
ANNUAL REVIEW OF THE RENT CONTROL
ORDINANCE dated May 15, 2024.

WHEREAS, Section 182-5.F. of the Caldwell Rent Control Ordinance requires annual review of the ordinance by the Board and the Board shall render to the Borough Council such recommendations and amendments as it deems appropriate.

NOW, THEREFORE, be it resolved by the Rent Review Board of the Borough of Caldwell that the Board finds the below listed amendments appropriate; and

BE IT FURTHER RESOLVED, Section 182-11.B. be amended as follows: The increase in rent permitted under this section shall not exceed:

2 3/4% of previous year's rent; 1 3/4% for Senior citizens at least age 65; and

BE IT FURTHER RESOLVED, Section 182-11.E. be amended to:

All charges to a tenant for rental of a dwelling and parking space/garage shall be deemed added to the rent and be considered part of the total rent for purposes of calculating maximum permitted annual increase under this section. Increases in rent on parking spaces shall not be made independently of the maximum provided for in this section. An increase caused by an increase in the quantity of parking spaces in the year the new space or spaces are added to the lease shall not be considered part of the total rent when calculating the maximum allowable rent increase for that year.”

Example: If monthly rent is \$950 and monthly parking is \$50, then the annual maximum increase in rent permitted at the end of the year is \$27.50 per month; \$17.50 for Seniors at least age 65 (2 3/4% of previous year's rent; 1 3/4% for Seniors at least age 65).

BE IT FURTHER RESOLVED, Section 182-11. Shall be amended to include a new paragraph I. "All Charges to a tenant for rental of a dwelling and pet fees shall be deemed added to the rent and be considered part of the total rent for purposes of calculating maximum permitted annual increase under this section. Increases in rent on pet fees shall not be made independently of the maximum provided for this section. An increase caused by an increase in the quantity of pets in the year, such additional fees for added on quantity shall not be considered part of the total rent when calculating the maximum allowable rent increase for that year. There shall be no new pet fees for pets permitted at the time this paragraph of the ordinance is adopted, and no new pet fees for pets already existing in a Tenant's Lease. Furthermore, consistent with the State Law Against Discrimination (LAD), the Federal Fair Housing Act (FHA) and the Federal Americans with Disabilities Act (ADA), there shall not be any fee (including an increased security Deposit) charged for service animals or emotional support animals."

The undersigned, a Member of the Caldwell Rent Review Board, certifies that the foregoing is a true copy of the Resolution adopted this 15th day of May, 2024 to reflect the action taken by said Board of the 17th day of April, 2024.

Board Member