

**TOWNSHIP OF FREDON  
ORDINANCE 2022-04**

**AN ORDINANCE BY THE TOWNSHIP OF FREDON, COUNTY OF SUSSEX,  
AND STATE OF NEW JERSEY AMENDING CHAPTER 262 OF THE  
TOWNSHIP CODE ENTITLED "FIRE PREVENTION" TO ADD SECTION 262-  
5.1**

**WHEREAS**, from time to time, the Township of Fredon ("Township") reviews the Township Code in order to clarify, update, or amend its provisions.

**WHEREAS**, the General Code of the Township of Fredon, Chapter 262 provides for Fire Prevention; and

**WHEREAS**, said Code does not specify provisions for smoke detector and carbon monoxide compliance; and

**WHEREAS**, the Township Committee of Fredon, County of Sussex, and State of New Jersey has determined that there exists a need to include this in the General Code,

**BE IT ORDAINED, BY THE FREDON TOWNSHIP COMMITTEE:** Chapter 262-5.1 shall be added to read as follows:

**CHAPTER 262-5.1. Certificate of Smoke Detector and Carbon Monoxide Alarm Compliance**

A. Certificate of compliance is required. Every property owner in the Township of Fredon of a building or structure of Use Group R-3 and R-4, as defined by the Uniform Fire Code (which includes attached and detached townhouses, one- and two-family dwellings, and mixed-use buildings with two or less residential units) must obtain a certificate of smoke detector and carbon monoxide compliance ("certificate of compliance") prior to a change in occupancy or ownership due to sale, resale, long-term (over 175 days) rental or re-rental. Short-term rentals, such as VBRO's or Air BNB's, are required to have an annual Smoke Detector Compliance Inspection to be scheduled each December.

B. Inspection. Every property owner requiring a certificate of compliance shall i) request an inspection by the Township of Fredon on the designated form; ii) pay the required inspection fee; iii) provide entry to the dwelling or dwelling unit and any assistance as may be required by the inspector. The Fredon Volunteer Fire Department shall conduct the inspection upon receipt of the inspection request and collect the fee upon time of inspection. If the inspection reveals compliance with the smoke detector and carbon monoxide alarm requirements as set forth in N.J.A.C. 5:70-4.19, or its successor regulation, and the requirement for a portable fire extinguisher as required by N.J.S.A. 52:27D-198.1 et seq., or its successor statute, then the property owner shall be issued a certificate of compliance.

**CERTIFICATION**

I hereby certify that the above is a true copy of an Ordinance passed second reading and was adopted by the Fredon Township Committee at a Regular Meeting of that body held on May 26, 2022.

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Suzanne Boland RMC  
Municipal Clerk

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John Flora  
Mayor

Introduced: May 11, 2022  
Adopted: