

**ORDINANCE 2025-16**

**ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING THE TOWNSHIP CODE CHAPTER 12, FIRE PREVENTION, SECTION 12-4.2, FEE FOR CERTIFICATE OF COMPLIANCE**

**WHEREAS**, the Township of Chatham (the “Township”) desires to amend the Township Code, Chapter 12, Fire Prevention, Section 12-4.2, Fee for Certificate of Compliance, to update the fee schedule to be consistent with the State of New Jersey’s Uniform Fire Code and to adjust such fees to cover the costs and expenses incurred in connection with inspection and the issuance of the required certificates in accordance with N.J.S.A. 52:27D-198.2.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, as follows:

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** Township Code Chapter 12, Fire Prevention, Section 12-4.2, Fee for Certificate of Compliance, is hereby amended to read as follows:

**§ 12-4.2 Fee for Certificate of Compliance.**

No owner of a structure within the Township used or intended for use for residential purposes by not more than two households shall sell, lease or otherwise permit a new occupancy for residential purposes without first obtaining from the Township Fire Official a certificate of smoke detector and carbon monoxide alarm compliance (“CSDCMAC”) evidencing compliance with N.J.A.C. 5:70-4.19. Fees for the issuance of a CSDCMAC shall be based upon the amount of time remaining before the change of occupancy/tenancy is expected, as follows:

1. Requests for a CSDCMAC received more than ten (10) business days prior to property being sold (the closing date), leased (signing of the lease), or otherwise made subject to a change of occupancy for residential purposes: \$100.00.
2. Requests for a CSDCMAC received four (4) to ten (10) business days prior to property being sold (the closing date), leased (signing of the lease), or otherwise made subject to a change of occupancy for residential purposes: \$150.00.
3. Requests for CSDCMAC received fewer than four (4) business days prior to property being sold (the closing date), leased (signing of the lease), or otherwise made subject to a change of occupancy for residential purposes: \$200.00.
4. Reinspection fees of \$50.00 will be charged for each additional inspection after the original CSDCMAC.

**Section 3.** If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph,

division, clause or provisions so adjudicated and the remainder of the Ordinance shall be deemed valid and effective.

**Section 4.** All Ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 5.** This Ordinance shall take effect according to law.

Introduced: September 23, 2025

TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY

Adopted: October 28, 2025

Attest:

BY:   
Michael Choi, Mayor

  
Gregory J. LaCorte, Clerk