



# CODE ENFORCEMENT DEPARTMENT

Rent Control Board

## THE CITY *of* EAST ORANGE

44 CITY HALL PLAZA

EAST ORANGE, NEW JERSEY 07018

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Mark Barner  
Director

Mike Galloway  
Chairperson

**TED R. GREEN**  
MAYOR

Wanda Watson  
Rent Regulation Officer

### **Moratorium on Limiting Imposition of Additional Cost on Tenants**

On Wednesday, June 22, 2020, the East Orange City Council voted and passed an Ordinance Amending the City's Rent Leveling Code. This ordinance would temporarily amend the Municipal Code to limit the imposition of additional cost on tenants in response to the COVID-19 pandemic. During this moratorium, the tenants' rent shall not include late fees, attorneys' fees or any other fee that causes a tenant's monthly rent to exceed the permissible annual rent increase that is provided for in the Rent Control & Conversion Chapter 218 City of East Orange General Code.

Ordinance No. 21 of 2020 – that included the amended definition of rent, contained a provision that limited the amendment until December 31, 2020. Since the pandemic has worsened, the governing body has extended the amended definition of rent.

The order remains in effect through June 30, 2021 unless extended by the governing body.

# CITY COUNCIL OF EAST ORANGE

CITY CLERK'S OFFICE  
EAST ORANGE, N.J.

RESOLUTION  
NO. 1 396

Resolution offered by Council Member HOLMAN

## A RESOLUTION EXTENDING THE EXPANDED DEFINITION OF RENT SET FORTH IN ORDINANCE NO. 21 OF 2020 UNTIL JUNE 30, 2021

WHEREAS, the COVID-19 pandemic has had a calamitous impact on both the global and local economy; and

WHEREAS, the economic impact when coupled with the failure of the United States Congress to adequately address the COVID-19 pandemic has given rise to a potential eviction and foreclosure process that could potentially result in thousands of families being rendered homeless; and

WHEREAS, in an attempt to bring clarity to landlords and tenants, the City's governing body passed legislation that amended the City's definition of rent so that a tenants' maximum monthly rent could not include fees that caused that amount to swell above the annual permissible increase; and

WHEREAS, the Ordinance – Ordinance No. 21 of 2020 - that included the amended definition of rent, contained a provision that limited the amendment until December 31, of 2020; and

WHEREAS, since the COVID-19 pandemic has worsened, the City's governing body seeks to extend the amended definition of rent until June 30, 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of East Orange that:

1. The amended definition of rent that is contained within Ordinance No. 21 of 2020 is hereby extended until June 30, 2021.

I HEREBY CERTIFY THAT FOREGOING TO BE A TRUE COPY  
OF RESOLUTION NO. 396 ADOPTED BY THE CITY  
COUNCIL OF EAST ORANGE AT ITS MEETING HELD  
December 28, 2020  
*[Signature]*  
CITY CLERK, EAST ORANGE, NJ

Council Member	AYE	NAY	N.V.	A.B
GOMEZ	✓			
BRENT				✓
PULLINS	✓			
GARRETT- WARD	✓			
LENEUS	✓			

Council Member	AYE	NAY	N.V.	A.B
HOLMAN	✓			
AWE	✓			
LEWIS	✓			
CLAYBROOKS	✓			
JAMES	✓			

X - Indicates Vote      A.B. - Absent  
Action on Veto - ✓ To Sustain

N.V - Not Voting (Abstained or Excused)  
✓ To Over-Ride

VOTES REQUIRED \_\_\_\_\_

Approved as to:  
Factual Contents \_\_\_\_\_ Department Head \_\_\_\_\_ Appropriation \_\_\_\_\_ Comptroller \_\_\_\_\_  
Form and Legality *[Signature]* \_\_\_\_\_ Counsel \_\_\_\_\_  
Tabled \_\_\_\_\_ Removed from Table \_\_\_\_\_  
Presented to Mayor December 29 2020 Adopted December 28 2020  
Approved *[Signature]* \_\_\_\_\_ City Council Chairman  
Vetoed \_\_\_\_\_ City Clerk  
Mayor \_\_\_\_\_ Entered on Council Minutes, Page \_\_\_\_\_