

ATTACHMENT TO SHORT-TERM RENTAL PERMIT APPLICATION
OWNER'S AFFIDAVIT PURSUANT TO J.C. MUNICIPAL CODE SEC. 255

STATE OF NEW JERSEY

SS:

COUNTY OF HUDSON

_____, being of full age and being duly sworn, deposes and says:

1. I am the owner of the Property located at _____ .
2. This Affidavit is based on my personal knowledge of the facts set forth and is attached to and made part of my Application for a Permit for the Short-Term Rental Property located at: _____ (the "Permit Application").
3. I hereby acknowledge that I have received a copy of the Jersey City Short-term Rental Ordinance, Jersey City Municipal Code Sec. 255 (the "Ordinance") and that I have reviewed the Ordinance and understand its requirements.
4. I hereby certify that I am in compliance with the residency requirement of the Ordinance. The Short-term Rental Property constitutes my Principal Residence as that term is defined in the Ordinance.
5. I hereby certify as to the accuracy of all information provided in the Permit Application and that the documents attached are true and accurate copies of the documents required by the Ordinance.
6. With regard to Code compliance, I hereby confirm:
 - a. There have been no prior revocations or suspensions of this or a similar license.
 - b. If the Permit Application is for an existing Short-Term Rental, I have not had more than one (1) documented dangerous condition, as defined in the Ordinance, within the last year.
 - c. If the Permit Application is for an existing Short-Term Rental, I have had no violations of the City of Jersey City's Noise Ordinance, Chapter 222 of the Municipal Code, within the last two (2) years.
 - d. If any Code violations have been issued by the City relating to the Short-term Rental Property, all such violations have been properly abated.

- e. There are no open construction permits for the Property.
 - f. I am current with all Jersey City taxes, water, and sewage charges.
 - g. All fines or penalties, if any, issued by the Municipal Court for the City of Jersey City for any past code violations relating to the Short-term Rental Property, including penalties for failure to appear in Court, have been satisfied in full.
7. With regard to parking, I hereby confirm:
- a. All Transient Occupants of the Short-term Rental Property have been notified in writing that they are limited to one (1) vehicle per two Transient Occupants in the Short-term Rental Property.
 - b. I will make every effort to avoid and/or mitigate issues with on-street parking in the neighborhood in which the Short-term Rental is located, resulting from excessive vehicles generated by the Short-term Rental of the Property, in order to avoid a shortage of parking for residents in the surrounding neighborhood.
8. With regard to the Short-term Rental, I hereby confirm:
- a. Once the Short-term Rental Permit is received, I shall publish the Short-term Rental Permit number issued by the City in every print, digital, or internet advertisement, and/or in the MLS or other real estate listing of a real estate agent licensed by the New Jersey Real Estate Commission, in which the STRP is advertised for rent on a short term basis.
 - b. I will use my best efforts to assure that use of the Short-term Rental Property by all Transient Occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties.
 - c. I shall maintain an up-to-date log of all Transient Occupants who will be occupying the Short-term Rental Property, which shall contain the Transient Occupant(s)' names, ages, dates of commencement and expiration of each short-term rental period. This log shall be available for inspection by the City's Division of Housing Preservation and the Department of Public Safety in case of emergency. I understand that the purpose of this requirement is to ensure that the City shall have basic identifying information of all occupants of the STRP at all times.
 - d. I shall not rent the Short-term Rental Property to anyone younger than twenty-one (21) years of age. I understand and agree that the primary Transient Occupant of the Short-term Rental who executes the Short-term Rental Agreement with me must be over the age of twenty-one (21) and he/she must be the party who will actually occupy the Short-term Rental Property during the term of the Short-term Rental. The primary Transient Occupant who executes the Short-term Rental Agreement will be

notified that he/she, along with me, shall be responsible for compliance with this provision and that we shall both be liable for a violation if the Short-term Rental Property is not occupied by at least one adult over the age of twenty-one, during the term of the Short-term Rental. I further understand and agree that no one under eighteen (18) years of age shall be permitted on the premises of the Short-term Rental Property unless he/she is accompanied by his/her legal guardian.

- e. I shall post the Notice to Short-term Rental Transient Occupants (copy attached) in a prominent location at the Short-term Rental Property.

Dated this _____ day of _____, 20____

(Signature of Affiant)
(Printed Name of Affiant)

Subscribed and sworn to or affirmed before me this _____ day of _____, 20____
by _____(Affiant)

(Signature of Notary Public)
(Printed Name of Notary Public)

My Commission Expires:_____

ATTACHMENT TO SHORT-TERM RENTAL PERMIT APPLICATION
STRP AGENT CERTIFICATION OF COMPLIANCE PURSUANT TO J.C.
MUNICIPAL CODE SEC. 255

I, _____, am the Short-term Rental Property (“STRP”) Agent for the STRP located at _____ .

1. I understand that this Certification is being submitted to the Division of Housing Preservation in connection with the STRP Owner’s application for a STR Permit for the above specified STRP.
2. In accordance with the Jersey City Short-term Rental Ordinance, Jersey City Municipal Code Sec. 255 (the “Ordinance”), I hereby certify that I have received a copy of the Ordinance, and that I have reviewed the Ordinance and understand its requirements.

3. My contact information is:

Street Address (not a PO Box): _____

Email _____

7 day/24 hour telephone no. _____

4. I hereby certify that I understand and agree to perform all of the duties required of me as the STRP Agent as specified in the Ordinance.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

_____ (Signature of STRP Agent)
(Printed Name of STRP Agent)

NOTICE TO SHORT-TERM RENTAL TRANSIENT OCCUPANTS

Owner

Owner name _____

if owner is an entity, the name of a principal in the entity _____

email address for the owner/principal _____

phone number for the owner/principal _____

Responsible Party(ies)

The names of the Responsible Party(ies) _____

email addresses _____

phone numbers _____

Rental Agent

The name of the Rental Agent _____

email address _____

phone number _____

Parking Spaces

The maximum number of parking spaces available for Short-term Rental use onsite _____

Trash and Recycling

Trash and recycling pick-up day _____

Attach a copy of all applicable rules and regulations regarding trash disposal and recycling.

Department of Public Safety - 201-547-5150

Jersey City Resident Response Center - 201-547-4900

Division of Housing Preservation - 201-547-4821

NOTICE

This will serve as Notice that a guest, Transient Occupant, the Short-Term Rental Property Agent, the Responsible Party or Short-term Rental Property Owner may be cited or fined by the City of Jersey City Department of Public Safety or the City of Jersey City Division of Housing Preservation for violations of, and in accordance with any applicable Ordinance(s) of the City of Jersey City.

ATTACHMENT TO SHORT-TERM RENTAL PERMIT RENEWAL APPLICATION
OWNER'S CERTIFICATION RE: REMITTANCE OF TRANSIENT TAX

1. I am the owner of the Property located at _____.
2. This Certification is based on my personal knowledge of the facts set forth and is attached to and made part of my Renewal Application for a Permit for the Short-Term Rental Property located at: _____ (the "Permit Application").
3. I hereby certify that I am in compliance with the Jersey City Municipal Code, §304-25, the Hotel and Transient Accommodation Occupancy Tax and Hotel Labor Peace.
4. With regard to remittance of the tax, attached are:
 - a. A true copy of proof of quarterly payments of the tax (copy of Jersey City Hotel and Motel Use and Occupancy Tax with copy of check attached), and
 - b. An accurate accounting of the transient occupancy of my Short-term Rental Property from the date the permit was issued _____ to date.
5. I hereby certify as to the accuracy of all information provided in the Renewal Application and that the documents attached are true and accurate copies of the documents required by the Ordinance.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

_____ (Signature of Owner)
_____ (Printed Name of Owner)