

BOROUGH OF SEA BRIGHT

MONMOUTH COUNTY, NEW JERSEY

www.seabrightnj.org



BOROUGH OFFICES:
1099 OCEAN AVENUE
SEA BRIGHT, NJ 07760
TEL: (732) 842-0099
FAX: (732) 963-8998

Notification of Short-Term Rental Ordinance

Dear Property Owner,

The Sea Bright Borough Council recently approved Ordinance No. 10-2022 which will govern the operation of Short-Term Rental properties effective January 1, 2023. The ordinance and its requirements are outlined below.

Summary and Objectives: On November 14th, 2022, the Sea Bright Governing Body adopted Ordinance No. 10-2022 which defines the operation of Short-Term Rental (STR) properties within the Borough.

The objective of this ordinance is to establish a framework for the registration, oversight, compliance, and enforcement of properties used for Short Term Rentals in a way that is consistent with Municipal and State requirements.

Principal Tenants of the Ordinance:

- STR Ordinance will take effect for rental occupancy occurring after 1/1/2023
- STR is defined as properties rented for less than 90 contiguous days
- A minimum rental stay period of 7 consecutive days is imposed
- An annual registration fee of \$500 is required prior to advertising for and/or property rental
- A Certificate of Occupancy inspection is required and will be scheduled after registration and application payment are completed
- 24/7 Contact information for responsible party must be included with registration
- Pursuant to New Jersey P.L. 2022 c. 92, proof of Liability Insurance is required for all rental properties (see Borough Ordinance No. 11-2022)
- Municipal tax of 3% will be collected by Marketplace Vendors (AIRBnB, VRBO, etc.)
- STR property owners will be held responsible for non-compliance with the STR Ordinance
- Violations will be issued for Non-Compliance as follows:
 - o First Offense Warning
 - o Second Offense \$100-500 Fine
 - o Third or more Offense \$500-2000 and potential termination of STR permit
- Information on STR requirements and Borough Ordinances No. 10-2022 and No. 11-2022 can be found on the Sea Bright municipal website at seabrightnj.org

Should you have any questions, the Housing Department can be reached at extension 110 or 120.

Sincerely,

Tom Haege
Housing Inspector