

**TOWNSHIP OF MAPLE SHADE**  
**ORDINANCE NO. 2025-07**

**AN ORDINANCE AMENDING CHAPTER 154 “RENTAL  
PROPERTIES” OF THE MAPLE SHADE TOWNSHIP CODE**

**WHEREAS**, pursuant to N.J.S.A. 40:48-1, the governing body of a municipality may make, amend, repeal, and enforce ordinances to manage regulate and control the finances and property of the municipality; and

**WHEREAS**, the Township of Maple Shade wishes to amend Chapter 154, Rental Properties.

**BE IT HEREBY ORDAINED** by the Township Council of the Township of Maple Shade that Chapter 154, Rental Properties, Subsection 13 Other Standards of the General Revised Ordinances of the Township of Maple Shade is hereby supplemented and shall read as follows:

Chapter § 154-13. Other standards.

- A. Nuisance prohibited. No rental facility shall be used in a manner which will result in any unreasonable disturbance or disruption to the surrounding properties and property owners of the public in general, such tat it would constitute a nuisance as defined in the Ordinances of the Township of Maple Shade.
- B. Compliance with other laws. The maintenance of all rental facilities and the conduct engaged in upon the premises by occupants and their guests shall at all times, be in full compliance with all applicable ordinances and regulations for the Township of Maple Shade and with all applicable state and federal laws, including the New Jersey Uniform Construction Code and the New Jersey State Housing Code.
- C. Short-term rentals prohibited. No rental facility as defined in §154-2 , rental unit (as defined in §154-2, dwelling (including, but not limited to , a duplex, multiple or single-family, as defined in § 205-4) or residential structure (including but not limited to, the residential structures defined in §205-4), or any segment thereof, may be rented or leased for a term of less than 90 days.
- D. Rentals of amenities. The lease or rental, for any purpose and for any period of time, of any amenity, feature, or accessory that is appurtenant to or associated with any rental facility (as defined in §154-2), rental unit (as defined in §154-2), dwelling (including but not limited to, a duplex, multiple, or single-family, as defined in § 205-4) or residential structure (including by not limited to the residential structures defined in §205-4) is prohibited. “Amenity, feature or accessory” shall include, but is not limited to, swimming pools, pool cabanas, accessory structures, hot tubs, decks, patios, yards and the like.
- E. Advertisement. The print, electronic or internet advertisement of any rental that is prohibited by or fails to comply with the provisions of this article or any other applicable provision of the Townhip Ordinances is prohibited.

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- F. Penalties. Any landlord, tenant, property owner, property manager or other person violating the provisions of this section shall be subject to the penalty provisions of this

chapter. The Township shall also have the right to enjoin the violations of this section in any court of competent jurisdiction by way of order to show cause or similar process. All costs attendant to enforcement of this section shall be assessed as a lien against the subject property, enforceable and collectible in the same manner as liens for delinquent real property taxes and municipal service charges.

- G. The Township reserves the right to revoke, suspend, or deny any Rental Registration License previously issued or pending issuance pursuant to §154-11 and §154-12 of the Township Code.

**NOTICE OF INTRODUCTION**

The foregoing ordinance was introduced at a meeting of the Maple Shade Township Council, held on June 26, 2025, and was read for the first time. This ordinance will be further considered for final passage at a Regular Meeting of the Township Council to be held on July 17, 2025, at 6:30 P.M. at 200 Stiles Avenue, Maple Shade, NJ 08052. Copies of this ordinance will be made available on the township website at: [www.mapleshade.com](http://www.mapleshade.com) and at the Municipal Clerk's office to members of the general public who request same during normal operating hours. All interested persons will be given the opportunity to be heard concerning the ordinance.