

**BOROUGH OF FRANKLIN LAKES
ORDINANCE NO. 2013**

**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF CHAPTER 300
“LAND USE AND DEVELOPMENT” OF THE CODE OF THE BOROUGH
OF FRANKLIN LAKES PERTAINING TO SHORT TERM RENTALS**

BE IT ORDAINED by the Mayor and Council of the Borough of Franklin Lakes, County of Bergen, and State of New Jersey, as follows:

Section 1. Section 300-158 “Short-term rentals prohibited” of Article XXXI “Short-Term Rentals” of Chapter 300 “Land Use and Development” of the Code of the Borough of Franklin Lakes is hereby amended to read as follows:

§ 300-158 Short term rentals prohibited

- A. It shall be unlawful for an Owner, lessor, sub-lessor, any other person(s) or entity(ies) with possessory or use right(s) in a dwelling unit, their principals, partners or shareholders, or their agents, employees, representatives and other person(s) or entity(ies) acting in concert, or a combination thereof, to receive or obtain actual or anticipated consideration for soliciting, advertising, offering, and/or permitting, allowing, or failing to discontinue the use or occupancy of any dwelling unit, as defined herein for a period of 60 days or less.
- B. The lease or rental, for any purpose, of any amenity, feature, accessory, or appurtenance associated with a dwelling including, but not limited to, swimming pools, is prohibited.
- C. Nothing in this article will prevent an otherwise lawful occupancy of an entire dwelling unit for a rental period of more than 60 days. However, rental of a room or a portion of the premises for any term is not permitted.

Section 2. Paragraph C of Section 300-162 “Enforcement; violations and penalties” of Article XXXI of Chapter 300 “Land Use and Development” of the Code of the Borough of Franklin Lakes is hereby amended to read as follows:

- A. Any person found to have violated any provision of this article, without regard to intent or knowledge, shall be liable for the maximum civil penalty, upon adjudicated violation or admission, of a fine not exceeding \$2,000. Each day of such violation shall be a new and separate violation of this article.

Section 3. Repealer.

All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed as to said inconsistencies and conflicts.

Section 4. Severability.

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Franklin Lakes declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 5. Effective Date.

This ordinance shall take effect immediately upon passage and publication according to law.

APPROVED: _____
Charles J. X. Kahwaty, Mayor

ATTEST: _____
Gail M. Rulli, Borough Clerk

Introduced: 10-09-2025
Adopted: 11-06-2025