



RENTAL REGISTRATION AND FIRE INSPECTION INFORMATION

RENTAL LICENSE FEE - \$150. per unit **FIRE INSPECTION FEE - \$50. per unit-\$15 for each add'l (at same address)**

(Please write **one** check payable to: **Borough of Avalon** in the amount of \$200- if single family unit)

Note: If you have a unit within a multi-dwelling, the FIRE fee will be paid by your condo association; only the RENTAL fee will be due.

- Inspection fee payments must be received **on or before December 31** for the upcoming season or a **\$50. late fee will be due**. Inspections start the first week in January thru April for renewals, based on your property location. (Late fee does not apply to **NEW** rental registrations)
- Rental and Fire fees are **not refundable**. If you sell the property, the license **is transferable** to the new **OWNER**. (*If you decide not to rent, notify us in writing promptly. You **will** be responsible for re-inspection fees.*)
- There is a \$25 charge for **each** re-inspection date. *Keys are picked up from your realtor, you need not be present for inspection. We recommend getting your fire extinguisher serviced, batteries changed, etc. in the Spring or Fall each year. This way you will be on a cycle where you won't have to make a special trip to the property in the winter. You are notified months in advance of the date, mark your calendar and make the necessary arrangements. Inspection dates are set by the Licensing Clerk and **cannot** be changed.*
- **Must** have a *Cape May County Representative* with key to access rental property. Ask your realtor to make sure the keys work, *before* giving them to the Inspector. (Change in realtor or *courtesy key* must be noted on your invoice)



MOST FREQUENT FIRE INSPECTION VIOLATIONS



1. One fire extinguisher is required for each kitchen
 - a. The extinguisher must have a **minimum** rating of **2A 40 BC**, can be higher (*ex. 3A 40 BC*)
 - b. The extinguisher **must** be mounted in the kitchen. If you wish to hang it in a closet or cabinet, you must label the closet or cabinet and mount the extinguisher in the front of it. A closet/cabinet that is accessible without passing the cooking unit must be used.
 - c. The extinguisher **must** be inspected yearly by a NJ fire extinguisher dealer and tagged with service date. Visit this link to make sure the contractor is on this list: www.nj.gov/dca/dfs/contractorslisting.pdf
2. One smoke detector is needed for each floor
 - a. On a floor with bedrooms, the detector should be within ten (10) feet of the bedrooms.
 - b. New construction built on or after 1990- smoke detectors are required in the hallway and in each bedroom.
 - c. The batteries must be changed yearly, labeling with the date of change is helpful but not necessary.
3. Hot water heaters, heaters & furnaces must have at least 3' clearance for stored items and be free of combustibles and flammables.
4. The property address must be easily distinguished from the street. The house number and/or unit must be posted in a minimum of three (3) inch letters/numbers in a contrasting color.
5. Carbon monoxide detectors must be on site when gas, oil, any type of fireplace or an attached garage is present. (*One per level and within 10 feet of each sleeping area is needed. (Follow the manufacturer's specifications)*)
6. **Propane** gas grills are not permitted on any deck, under any overhang or within 5 ft. of exterior walls. (*Natural gas, charcoal and electric grills are acceptable*) Propane cylinders cannot be stored inside dwelling.
7. Outlets within six (6) feet of water must have GFI receptacles. (*Electric **must** be turned on by **YOU** to test*)
8. A Knox Box is required for properties with alarm systems that are directed to central dispatch, you may order

Don't get caught renting without a license...you will be subject to fines and court costs!