

LEGAL NOTICE

TOWNSHIP OF KNOWLTON

COUNTY OF WARREN, STATE OF NEW JERSEY

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on first reading at a meeting of the Township Committee of the Township of Knowlton, County of Warren, State of New Jersey, held on **February 9, 2026**.

NOTICE IS FURTHER GIVEN that said Ordinance will be considered for final passage and adoption after a public hearing at a meeting of the Township Committee to be held on **March 12, 2026**, at the Knowlton Township Municipal Building, at which time and place all interested parties will be given an opportunity to be heard concerning said Ordinance.

ORDINANCE NO. 2026-02

AN ORDINANCE REGULATING SHORT-TERM RENTALS AND ADDING CHAPTER 151, "SHORT TERM RENTALS," TO THE CODE OF THE TOWNSHIP OF KNOWLTON

SUMMARY: The purpose of this Ordinance is to establish a "Short-Term Rental Program" (the "STR Program") to regulate the rental of dwelling units for periods of fewer than thirty (30) consecutive days. Key provisions of the Ordinance include:

- **Permit Requirement:** No dwelling may be operated or advertised as a short-term rental (STR) without a valid Township-issued permit.
- **Permitted Locations:** STRs are permitted in single-family and two-family residences, multi-family units, accessory dwellings, and certain condominiums.
- **Prohibitions:** STRs are strictly prohibited in commercial buildings, healthcare/assisted living facilities, and any units subject to affordable housing or income-restricted controls.
- **Structure Requirements:** STRs must be located within "permanent structures" anchored to a foundation; rentals in tents, yurts, RVs, or trailers are prohibited.
- **Application Window:** Applications and renewals will be accepted annually between October 1 and December 31.
- **Compliance Timeline:** Initial applications will be accepted starting **October 1, 2026**, with mandatory township-wide compliance required by **January 1, 2027**.
- **Enforcement:** The Zoning Officer is designated as the enforcement authority. Violations are subject to fines starting at **\$500 per day**, and two violations result in mandatory permit revocation.

A copy of this Ordinance is available at no cost at the Office of the Township Clerk during regular business hours for members of the general public who request the same.

By Order of the Township Committee

Township of Knowlton, Warren County, New Jersey