

Introduction: 7/11/19

Public Hearing: 7/25/19

Effective: 8/22/19

**TOWNSHIP OF MAHWAH  
ORDINANCE NO. 1883**

**AN ORDINANCE AMENDING SECTION 24-14.20 OF THE CODE OF THE  
TOWNSHIP OF MAHWAH AND PROVIDING FEES FOR SERVICES PROVIDED FOR  
SALE OR RESALE OF AFFORDABLE UNITS.**

**WHEREAS**, the Township of Mahwah has recently revised certain sections of Chapter XXIV of the Zoning Code of the Township of Mahwah; and,

**WHEREAS**, the Township of Mahwah has retained the services of an Administrative Agent to administer certain aspects of the Township's affordable housing program including providing services related to the sale or resale of affordable units; and

**WHEREAS**, the State Housing Affordability Service (HAS) model program shifts some of the resale and refinancing costs to the owners of affordable units; and

**WHEREAS**, the fees charged to affordable owners under this ordinance for sales to persons on a waiting list are less than the typical fees charged by a private realtor,

**NOW THEREFORE BE IT ORDAINED** by the Township Council of the Township of Mahwah as follows:

**Section 1.** Section 24-14.20 FEES of the Code of the Township of Mahwah is amended in its entirety to read as follows:

**24:14-20. Fees**

Sellers or resellers of restricted ownership units will be charged a fee of 3 percent of the sale price for services provided by the Administrative Agent related to the sale or resale of their unit. This fee shall be collected at closing and paid directly to the Administrative Agent. Owners will be charged a fee of \$175.00 to process requests for subordination or home equity loans.

**Section 2. Severability**

If any section, paragraph, sub-section, clause or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof.

**Section 3. Repealer**

All ordinances or parts of ordinances of the Township heretofore adopted that are inconsistent with any terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**Section 4. Effective Date**

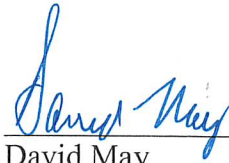
This Ordinance shall take effect twenty (20) days after final passage, adoption and publication according to law.

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Dated: August 16, 2019

Attest

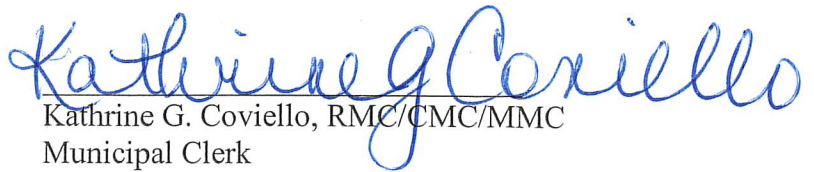


David May  
Council President



Kathrine G. Coviello  
Municipal Clerk

I, Kathrine G. Coviello, Municipal Clerk of the Township of Mahwah, hereby certify that the within Ordinance was passed and adopted at a meeting of the Township Council held on the 25<sup>th</sup> day of July, 2019.



Kathrine G. Coviello, RMC/CMC/MMC  
Municipal Clerk