



Borough of Avalon

Licensing Department

3100 Dune Drive

Avalon, NJ 08202

(609) 967-5918 * Fax (609) 967-4140 * www.avalonboro.org

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)

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

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

- Rental and Fire payments must be received **on or before December 31** for the upcoming season or a **\$50. late charge will be due**. Inspections start the first week in January thru April on renewals.

Should you get caught renting without a license, you may be subject to paying a fine & court costs!

- Rental and Fire fees are **not** refundable (If you decide not to rent you will **not** receive a credit or refund and should notify us in writing promptly; you **will** be responsible for re-inspection fees. If you sell the property it **is** transferable to the new owner)
- There is a \$25 charge for **each** re-inspection date (You are notified months in advance of the date, mark your calendar and make the necessary arrangements. Inspection dates are set by the Fire Official and **cannot** be changed.) 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 months.
- **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 out to the Inspector. (**If courtesy key, note on renewal form**)



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**.
 - 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. (1 per kitchen)
 - c. The extinguisher **must** be inspected yearly by a fire extinguisher dealer and tagged with the date of inspection/service.
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.
3. Bedroom windows must be operable, not painted shut. Two-key deadbolt locks on doors are not permitted.
4. The property address must be easily distinguished from the street. The house number must be posted in a minimum of three (3) inch letters/numbers.
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 not permitted on any deck, under any building overhang or within 5 ft. of exterior wall. (Natural gas, charcoal and electric grills are acceptable)
7. Outlets within six (6) feet of sinks must have GFI receptacles. (Electric **must** be turned on to test.)
8. A Knox Box is required for properties with alarm systems that are directed to central dispatch, you may order at: www.knoxbox.com (online purchase, enter zip, select Avalon, residential Knox Box) Also, you must have the alarm system